

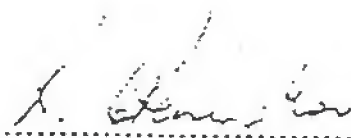
PLN/0/2/4/91/22

TOWN AND COUNTRY PLANNING ACT 1977

DISTRICT PLAN CHANGE NO. 91/22

"COMMERCIAL 2 ZONE - LIMITED RETAILING PROVISIONS"

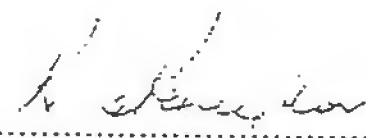
Certified a true and correct copy of the change to the Blenheim  
Section of the Marlborough District Plan approved by  
resolution of the Marlborough District Council  
on 9 July 1992.

  
.....  
R.C. Penington  
GENERAL MANAGER.

The Common Seal of the Marlborough District Council was hereunto affixed this  
9th day of July 1992 in the presence of:



.....  
L.F. McKendry  
MAYOR.

  
.....  
R.C. Penington,  
GENERAL MANAGER.

Date Operative  
20 July 1992

## MARLBOROUGH DISTRICT PLAN

## District Plan Changes Approved

Public Notice is hereby given that the following changes to the Marlborough District Plan have been approved by the Council by resolutions passed at its meeting held on 9 July 1992. No appeals were received.

*Blenheim Section*

- Change No. 91/20 - "Service Industry - Definition".
- Change No. 91/21 - "Industrial 1 and 2 Zones - Control of Retailing".
- Change No. 91/22 - "Commercial 2 Zone - Limited Retailing Provisions".
- Change No. 91/23 - "Commercial 3 Zone - Central Business District - Zone Statement".
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*Marlborough Division Section*

- Change No. 91/06 - "Outdoor Advertising".

*Picton Section*

- Change No. 90/11 - "Items of Special Interest - Objects and Places of Historical Value".

*Wairau Plains Section*

- Change No. 90/05 - "Rezone Land Industrial from Rural A Riverlands Industrial Estate".

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For enquiries please contact Mrs Mills - 578 5249.

Dated at Blenheim this 15th day of July 1992.

W.J.D. OLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

Pursuant to a delegation given to me by the  
Marlborough District Council

---

Please insert - Marlborough Express (Single Column), Thursday, 16 July 1992.

PLEASE CHARGE AT LOCAL AUTHORITY RATES

On your invoice please quote no. 659.

@P:\wdr\july\NT16JULY.DOC  
IAN

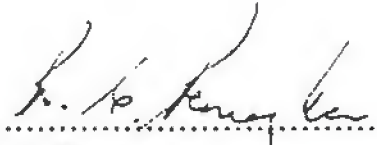
PLN/0/2/4/91/23

TOWN AND COUNTRY PLANNING ACT 1977

DISTRICT PLAN CHANGE NO. 91/23

"COMMERCIAL 3 ZONE - CENTRAL BUSINESS DISTRICT - ZONE  
STATEMENT"

Certified a true and correct copy of the change to the Blenheim  
Section of the Marlborough District Plan approved by  
resolution of the Marlborough District Council  
on 9 July 1992.

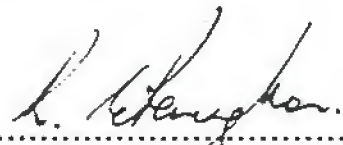


R.C. Penington  
GENERAL MANAGER.

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9th day of July 1992 in the presence of:



L.F. McKendry  
MAYOR.



R.C. Penington,  
GENERAL MANAGER.

Date Operative  
20 July 1992

## MARLBOROUGH DISTRICT PLAN

## District Plan Changes Approved

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W.J.D. OLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

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Marlborough District Council

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PLEASE CHARGE AT LOCAL AUTHORITY RATES

On your invoice please quote no. 659.

@P:\Wds\July\NT16JULY.DOC  
IAN

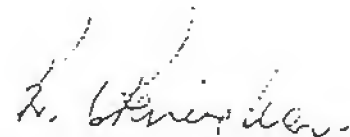
PLN/0/2/4/91/31

TOWN AND COUNTRY PLANNING ACT 1977

DISTRICT PLAN CHANGE NO. 91/31

"REZONE RESIDENTIAL 3 TO COMMERCIAL 2 ZONE - MAXWELL ROAD"

Certified a true and correct copy of the change to the Blenheim  
Section of the Marlborough District Plan approved by  
resolution of the Marlborough District Council  
on 9 July 1992.

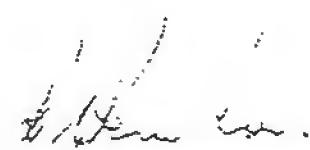


R.C. Penington  
GENERAL MANAGER.

The Common Seal of the Marlborough District Council was hereunto affixed this  
7<sup>th</sup> day of July 1992 in the presence of:



L.F. McKendry  
MAYOR.



R.C. Penington,  
GENERAL MANAGER.

Date Operative  
20 July 1992

MARLBOROUGH DISTRICT PLAN

**District Plan Changes Approved**

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***Blenheim Section***

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***Picton Section***

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***Wairau Plains Section***

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For enquiries please contact Mrs Mills - 578 5249.

Dated at Blenheim this 15th day of July 1992.

W.J.D. OLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

Pursuant to a delegation given to me by the  
Marlborough District Council

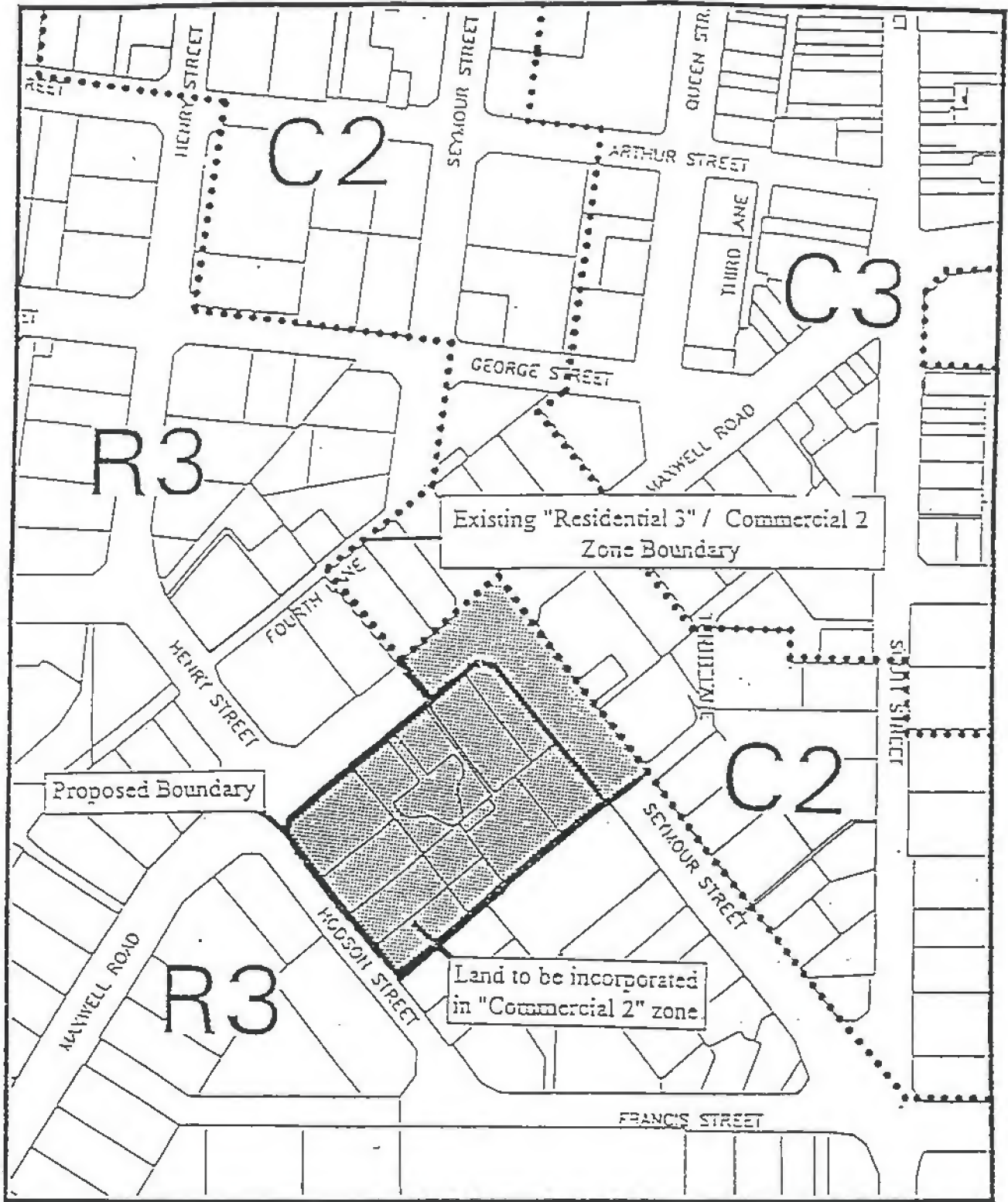
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Please insert - Marlborough Express (Single Column), Thursday, 16 July 1992.

PLEASE CHARGE AT LOCAL AUTHORITY RATES

On your invoice please quote no. 659.

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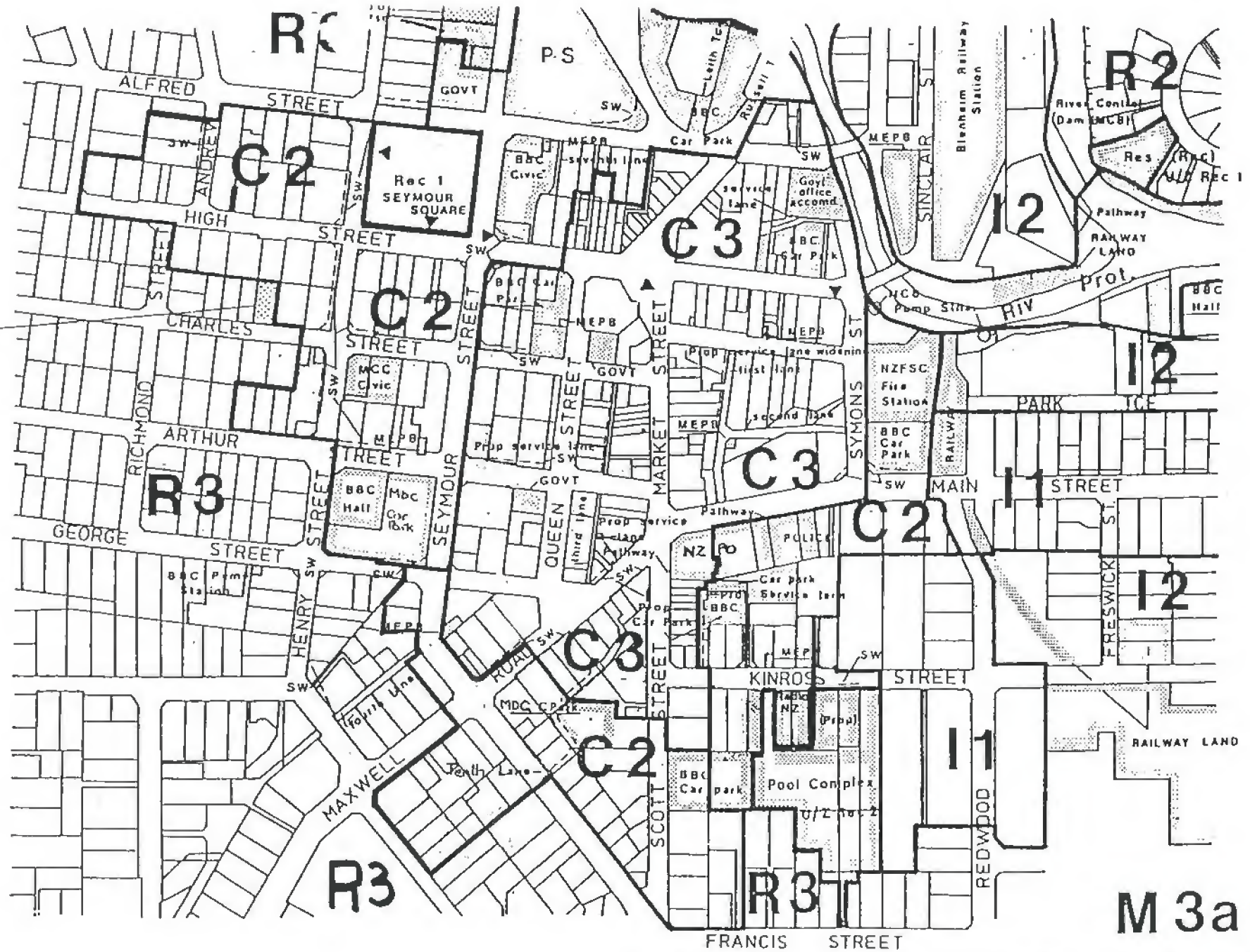
Marlborough District Council  
SCHEME CHANGE 91/31  
 Blenheim District Scheme

Rezoning of Land from "Residential 3" to "Commercial 2"  
 MAXWELL ROAD



SCALE 1:2500

Justice -  
Central Police  
& Centre



# CENTRAL BUSINESS DISTRICT

metres 100 0 100 200 300

11-3-85  
14-6-85  
2-1-86

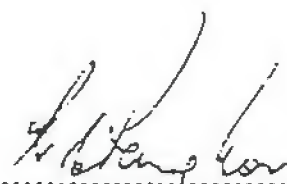


TOWN AND COUNTRY PLANNING ACT 1977

DISTRICT PLAN CHANGE NO. 91/32

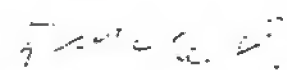
"REZONE RESIDENTIAL 3 TO COMMERCIAL 2 - SEYMOUR STREET"

Certified a true and correct copy of the change to the Blenheim  
Section of the Marlborough District Plan approved by  
resolution of the Marlborough District Council  
on 9 July 1992.

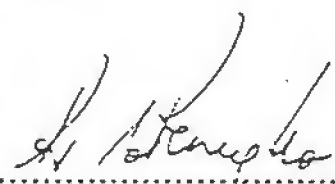


R.C. Penington  
GENERAL MANAGER.

The Common Seal of the Marlborough District Council was hereunto affixed this  
9th day of July 1992 in the presence of:



L.F. McKendry  
MAYOR.



R.C. Penington,  
GENERAL MANAGER.

Date Operative  
20 July 1992

## MARLBOROUGH DISTRICT PLAN

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***Picton Section***

- Change No. 90/11 - "Items of Special Interest - Objects and Places of Historical Value".

***Wairau Plains Section***

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For enquiries please contact Mrs Mills - 578 5249.

Dated at Blenheim this 15th day of July 1992.

W.J.D. OLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

Pursuant to a delegation given to me by the  
Marlborough District Council

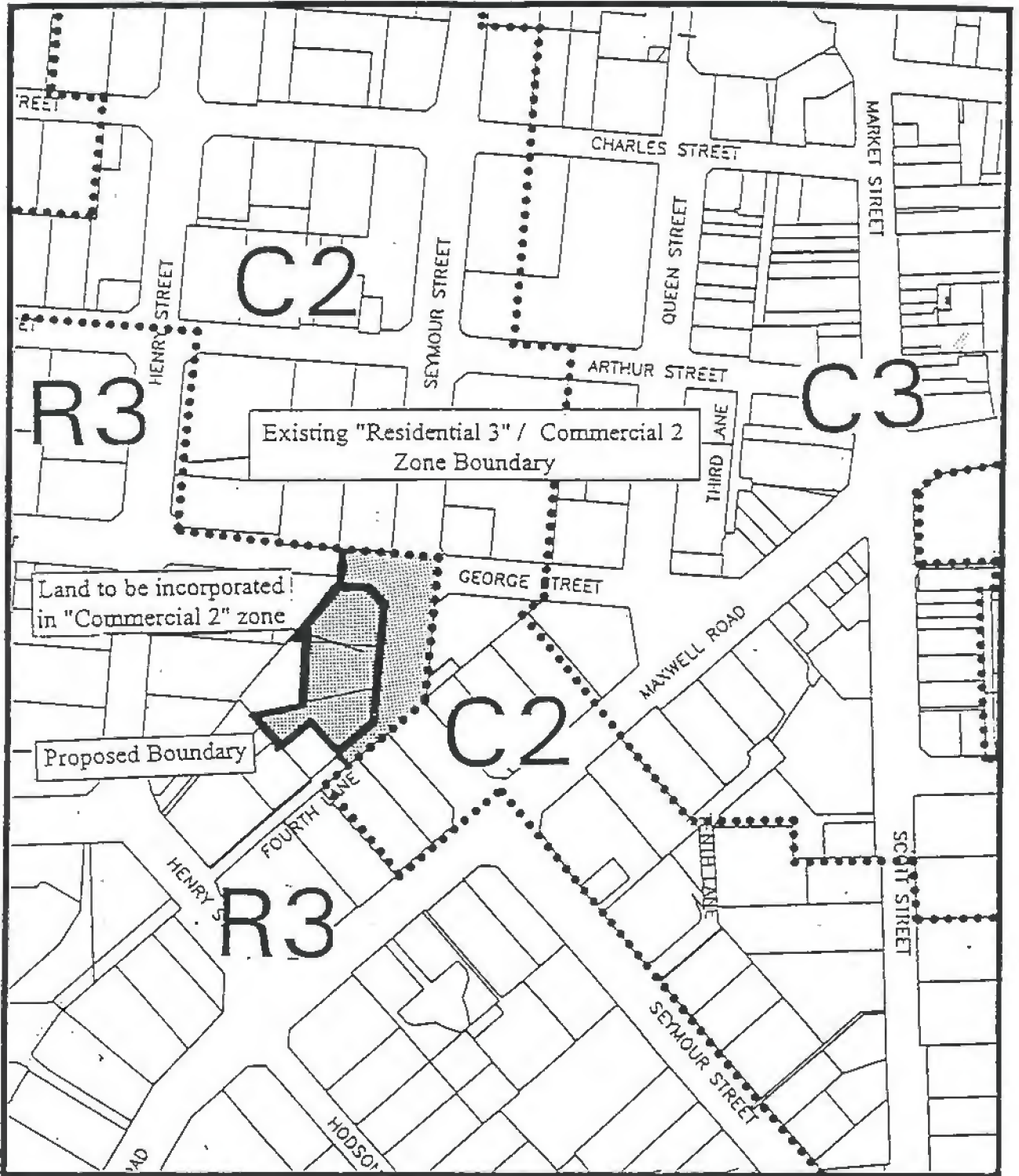
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Please insert - Marlborough Express (Single Column), Thursday, 16 July 1992.

PLEASE CHARGE AT LOCAL AUTHORITY RATES

On your invoice please quote no. 659.

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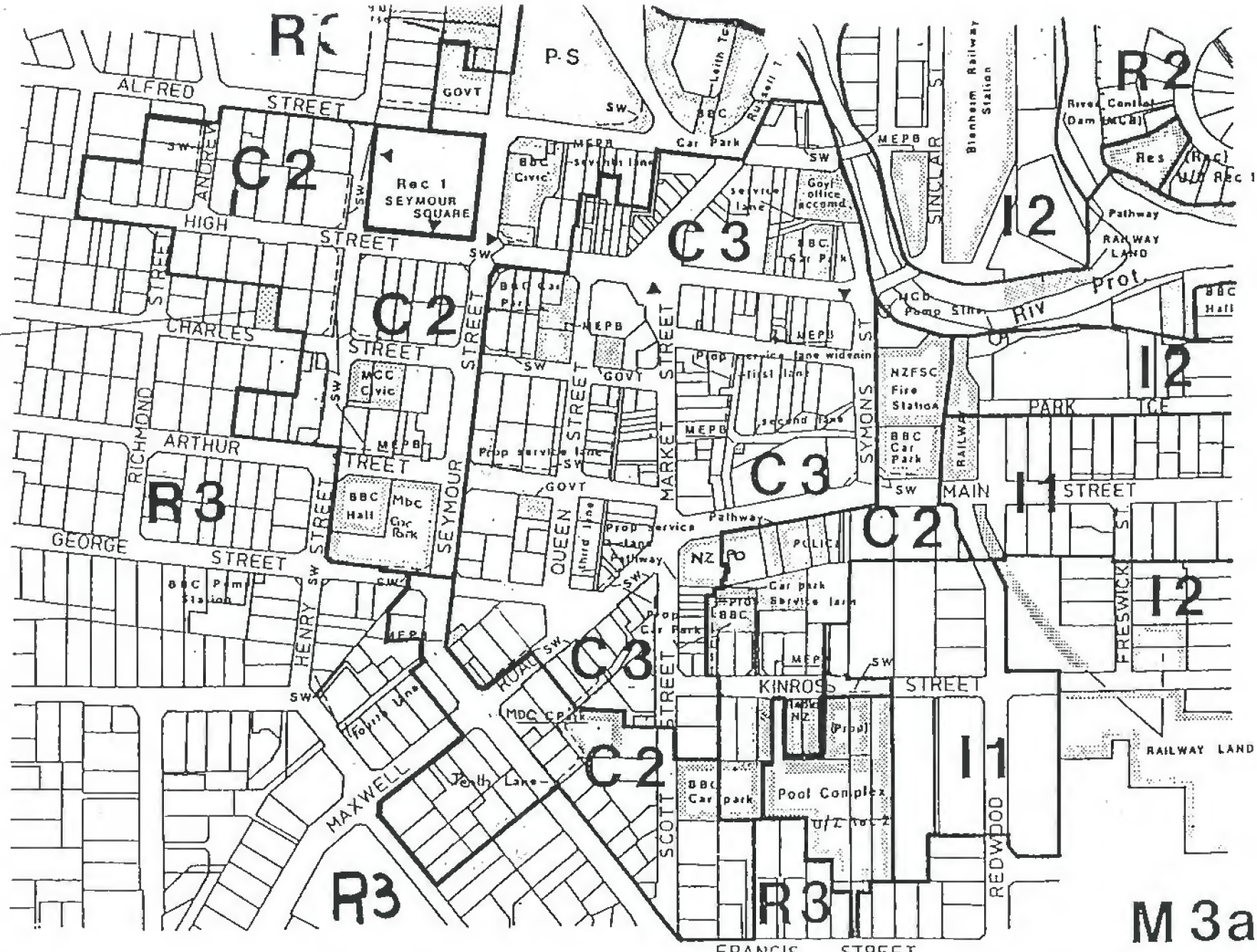


Marlborough District Council  
SCHEME CHANGE 91/32  
 Blenheim District Scheme

Rezoning of Land from "Residential 3" to "Commercial 2"  
 SEYMOUR STREET



SCALE 1:2500



JUSTICE CENTRAL PERCENT CENTRE



# CENTRAL BUSINESS DISTRICT

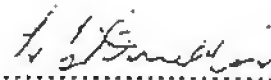
11-3 85  
74-6-85  
1-3-86

TOWN AND COUNTRY PLANNING ACT 1977

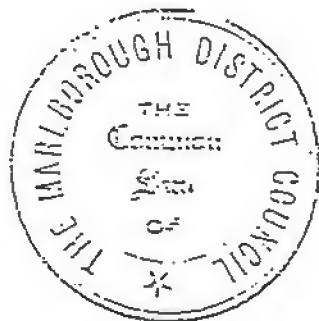
DISTRICT PLAN CHANGE NO. 91/33

"REZONE RESIDENTIAL 3 TO COMMERCIAL 2 ZONE - KINROSS/SCOTT STREETS"

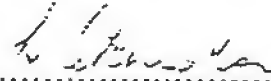
Certified a true and correct copy of the change to the Blenheim Section of the Marlborough District Plan approved by resolution of the Marlborough District Council on 9 July 1992.

  
.....  
R.C. Penington  
GENERAL MANAGER.

The Common Seal of the Marlborough District Council was hereunto affixed this  
4<sup>th</sup> day of July 1992 in the presence of:



.....  
L.F. McKendry  
MAYOR.

  
.....  
R.C. Penington,  
GENERAL MANAGER.

Date Operative  
20 July 1992

MARLBOROUGH DISTRICT PLAN

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Dated at Blenheim this 15th day of July 1992.

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MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

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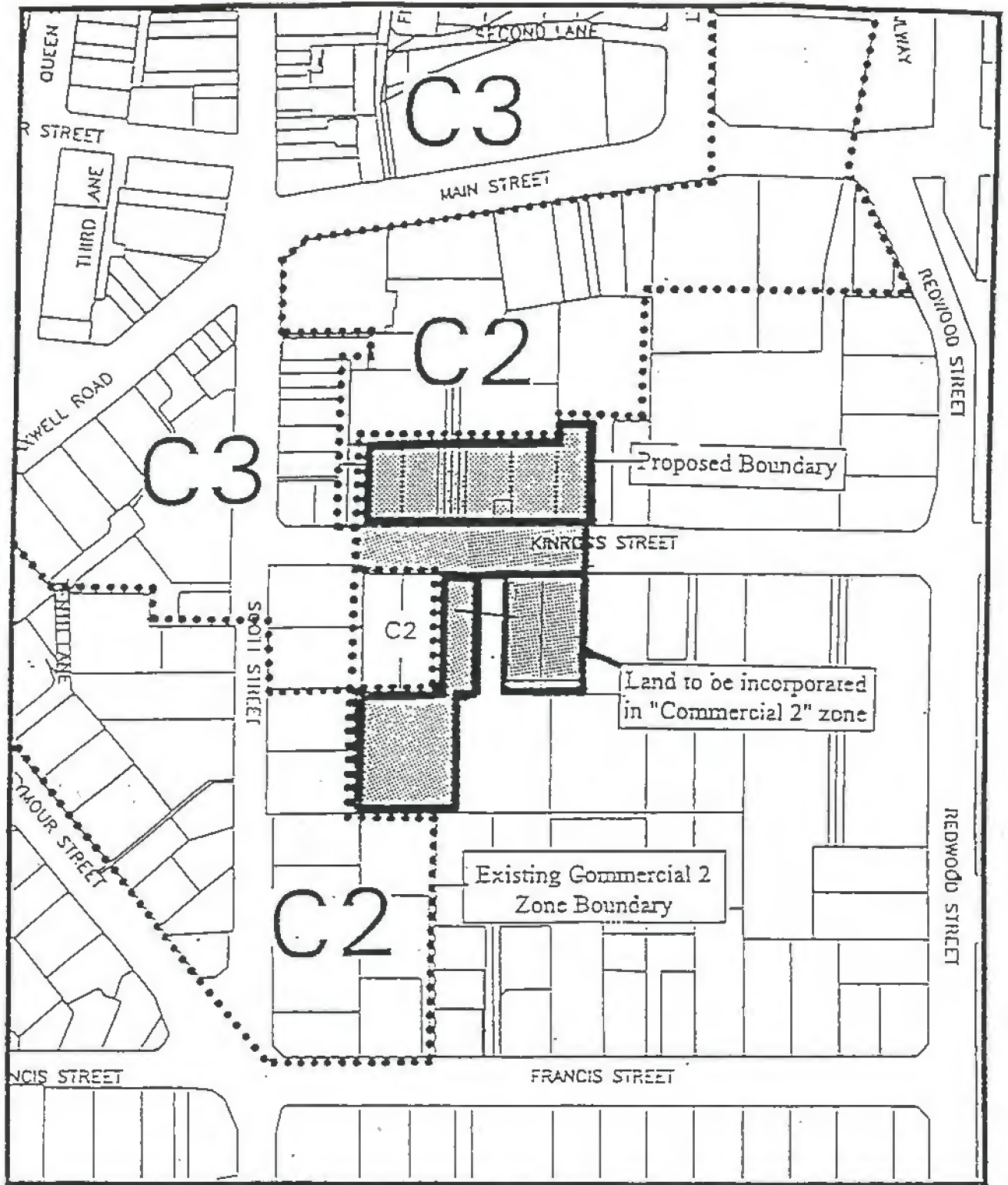
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LAN



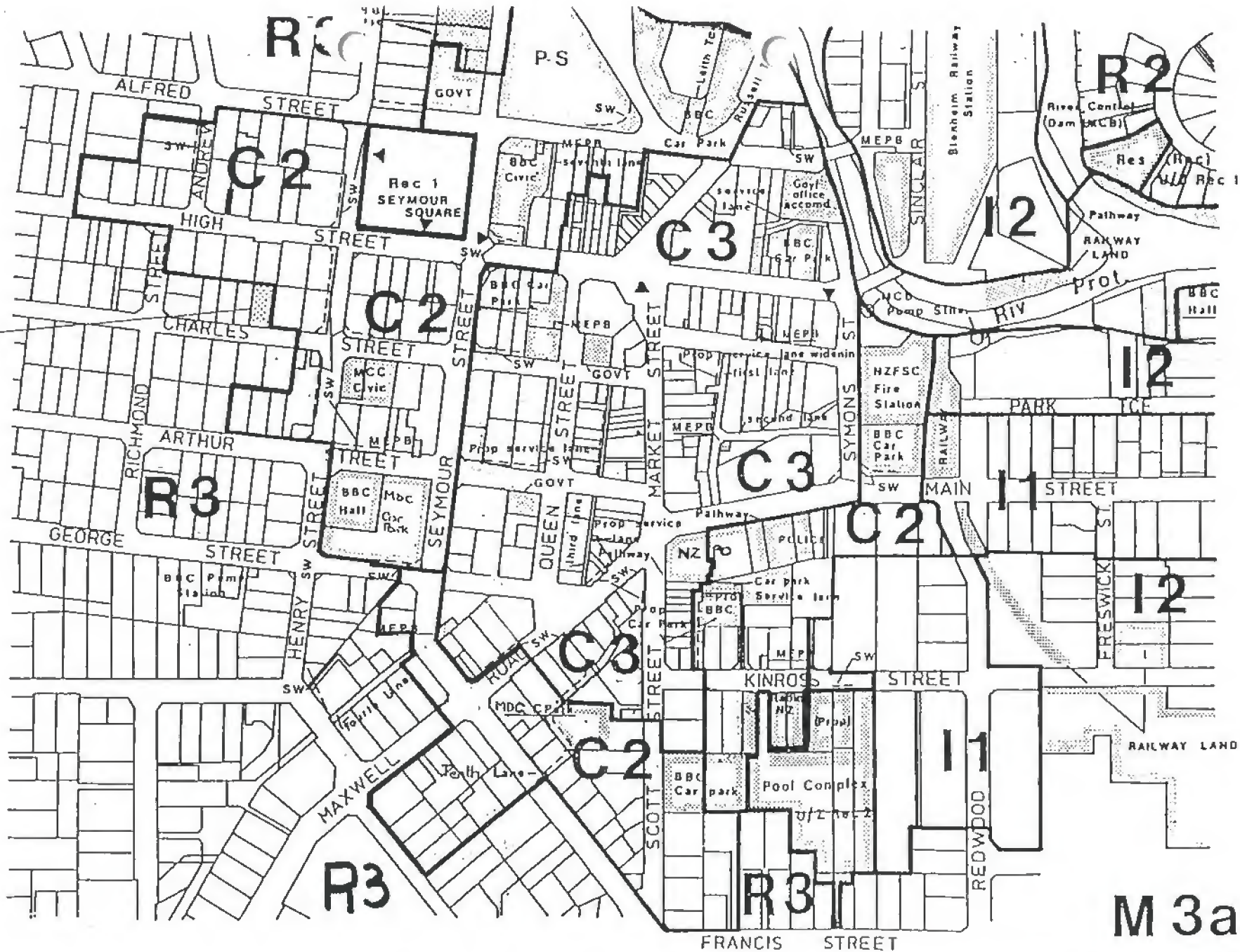
Marlborough District Council  
SCHEME CHANGE 91/33  
 Blenheim District Scheme

Rezoning of Land from "Residential 3" to "Commercial 2"  
 KINROSS / SCOTT STREETS



SCALE 1:2500

SUSTICE -  
DENTAL THERAPIST  
1 CENTRE



# CENTRAL BUSINESS DISTRICT

M 3a





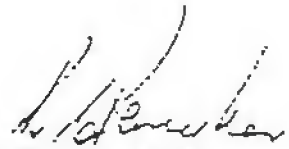
PLN/0/2/4/91/35

TOWN AND COUNTRY PLANNING ACT 1977

DISTRICT PLAN CHANGE NO. 91/35

"REZONE COMMERCIAL 2 TO COMMERCIAL 3 ZONE - SEYMOUR STREET"

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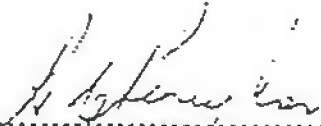


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GENERAL MANAGER.

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MAYOR.



R.C. Penington,  
GENERAL MANAGER.

Date Operative  
20 July 1992

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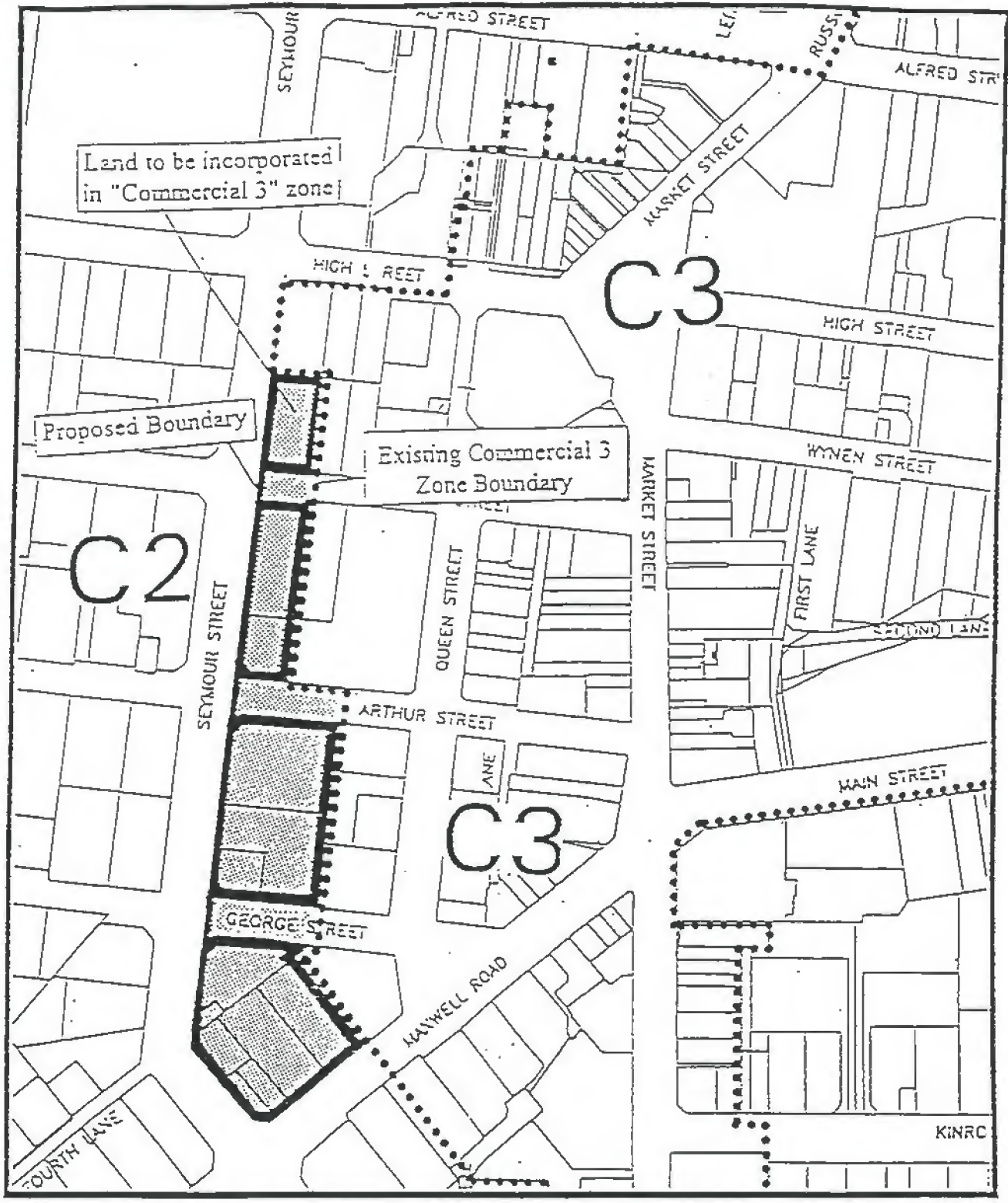
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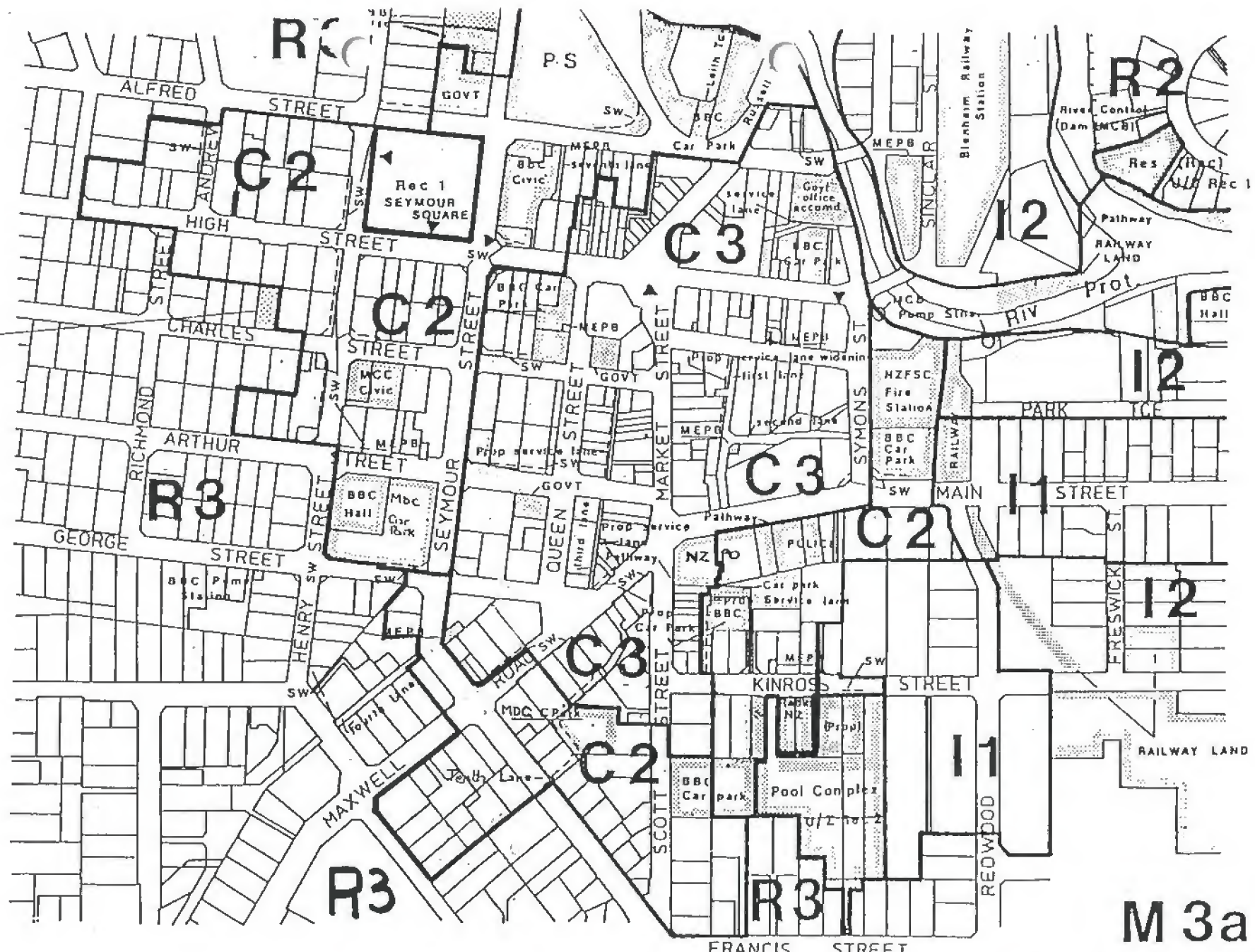
Marlborough District Council  
SCHEME CHANGE 91/35  
 Blenheim District Scheme

Rezoning of Land from "Commercial 2" to "Commercial 3"  
 SEYMOUR STREET



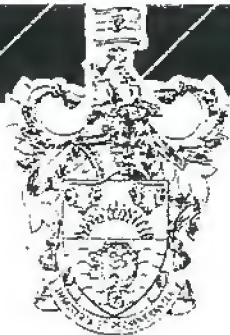
SCALE 1:2500

JUSTICE  
DENTAL FERRIS  
1 CG-102



# CENTRAL BUSINESS DISTRICT

11-3-85  
24-6-85  
2-1-86



Minutes of a Meeting of the PLANNING HEARINGS COMMITTEE held in the Council Chambers, District Administration Building, Seymour Street, Blenheim on THURSDAY, 19 November 1992 commencing at 9.00 a.m.

**Present**

Ctrs R.G.E. Winter (Chairman), S. Wadsworth and L.G. Leslie (appointed by the Chairman pursuant to Minute No. 4320)

**In Attendance**

Messrs N.A. Morris (Senior Resource and Consents Officer) and S.C. Riley (Committee Clerk).

4453

**Application to Uplift Designation by Requiring Authority -**

**RESOURCE CONSENT Nelson-Marlborough Health Board (U920177)**

Members considered an application to remove the designation "Hospital" over land under proposed subdivision being Lot 1 DP 771, Section 7, Block III, Taylor Pass Survey District and Part Section 2 of 27 Onaka Registration District, situated on the north eastern corner of the intersection of Maxwell Road and Wither Road, Blenheim.

Ctrs Wadsworth/Leslie: That the designation "Hospital" (HOSP.), be uplifted as requested in accordance with the survey information on Gilbert Haymes & Associates Surveyors Plan dated August, 1992 and numbered 2440 and that the related planning map be amended accordingly.

Carried

Council at the Meeting on 17 December 1992 adopted the above Resolution - Minute 4493.

28 AUG 1992  
MARLBOROUGH  
DISTRICT COUNCIL

NOTICE TO MARLBOROUGH DISTRICT COUNCIL  
OF REMOVAL OF DESIGNATION UNDER SECTION 182 OF THE  
RESOURCE MANAGEMENT ACT 1991

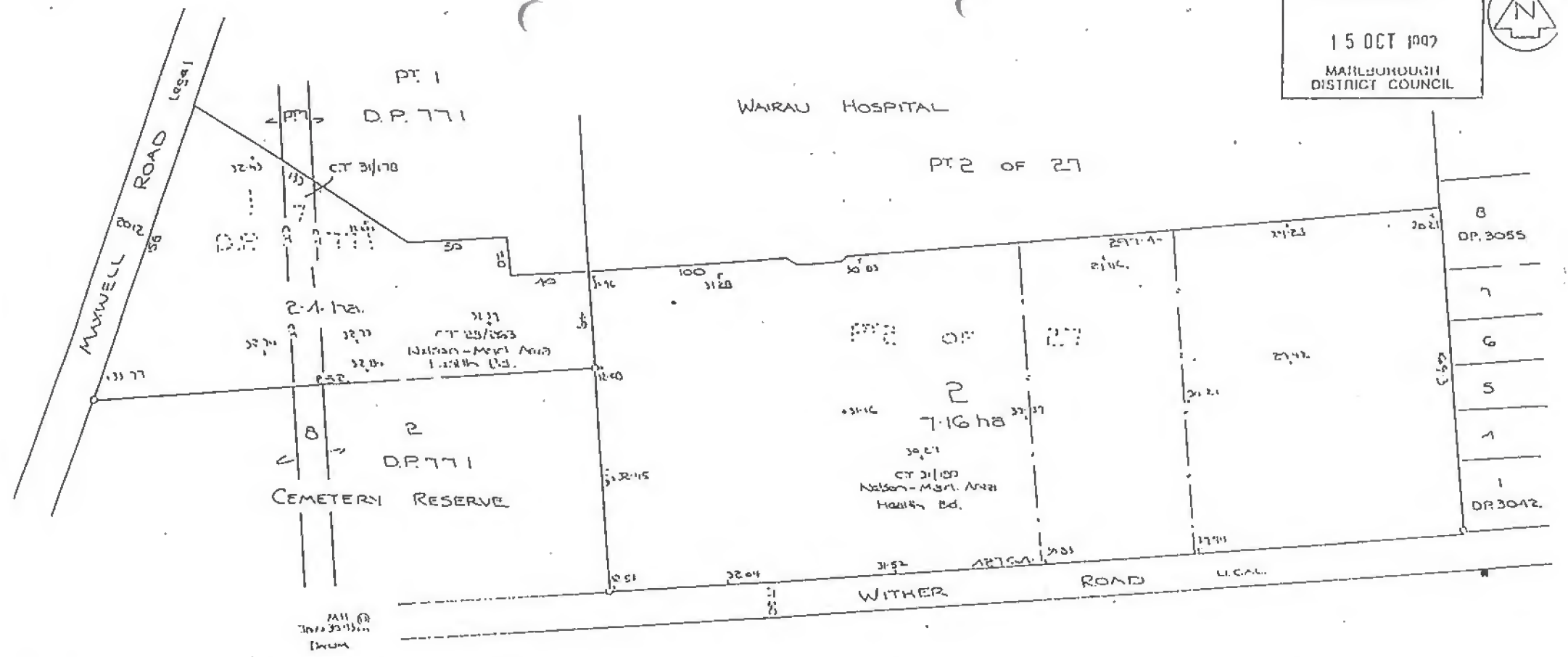
To MARLBOROUGH DISTRICT COUNCIL

1. We the Nelson - Marlborough Area Health Board give notice that we no longer require the following designation. (See attached application for details).
2. We now request the Marlborough District Council to amend the district plan as required by Section 182 of the Resource Management Act 1991.

*D. Stand* (LANDCORP)

Signed for and on behalf of  
required authority  
2718192.

RECEIVED  
 15 OCT 1992  
 MATELBOURGH DISTRICT COUNCIL



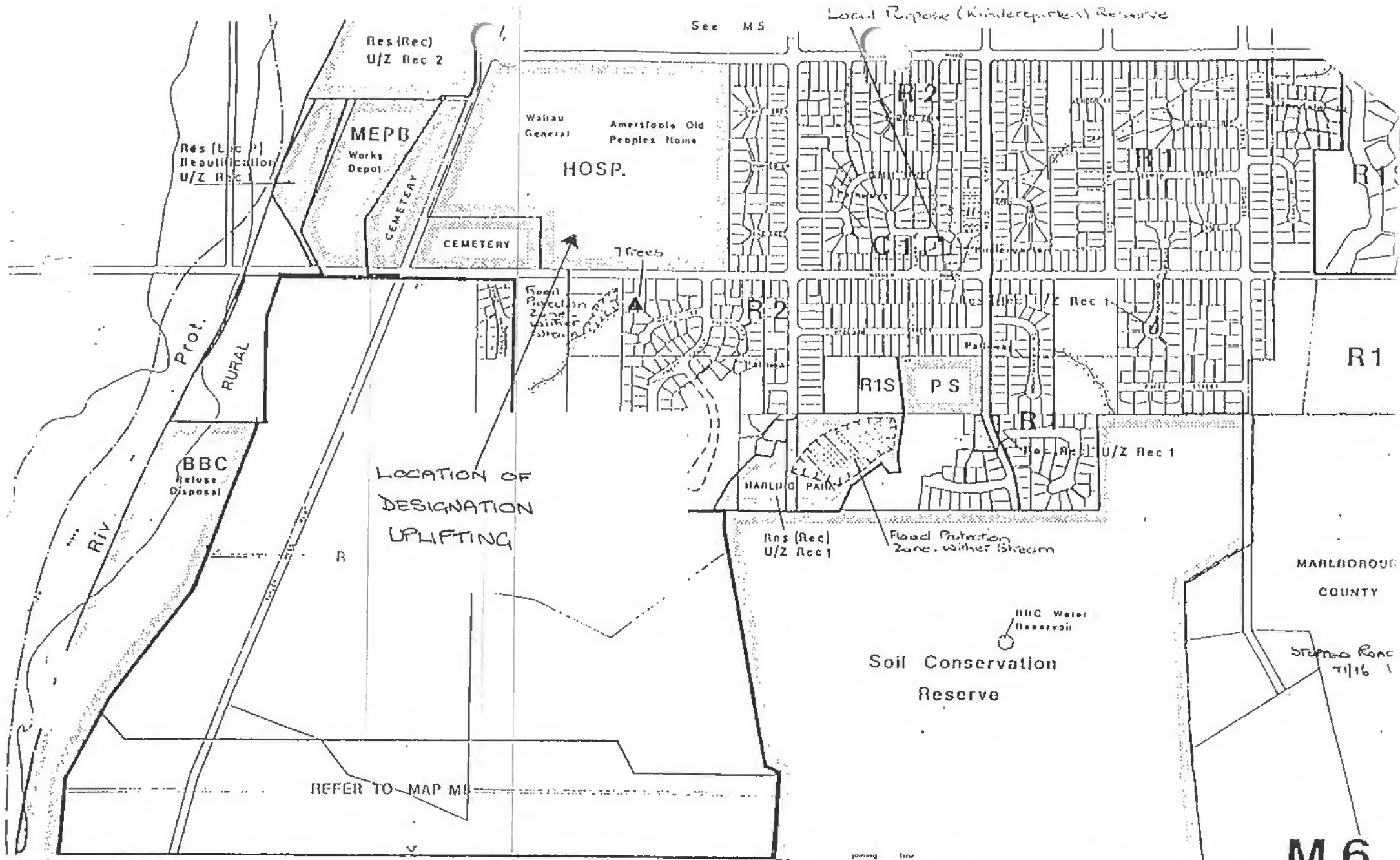
*A.J. Hawke*  
 A.J. HAWKE  
 REGISTERED SURVEYOR

NOTE: ① FINAL AREAS & BOUNDARY DIMENSIONS TO BE AS IF BE DETERMINED AT TIME OF SURVEY.  
 ② LEVELS IN TERMS OF SEWER MAINS: C.M., WITHER, P.O. AND FAULKLAND DRIVE - U.S.C. DRIVE

PROPOSED SUBDN OF LOT 1, D.P. 771, SEC. 7, BLK III  
TAYLOR PASS S.D. & PT SEC. 2 OF 27, OMAKA REGN. DIST.

SCALE 1:2000                      AUGUST 1992

PREPARED BY GILBERT, HAYMES & ASSOCIATES, REGISTERED SURVEYORS  
 DUNEDIN.



Local Purpose (Kindergarten) Reserve

See M5

Res (Loc P)  
Beautification  
U/Z Rec 1

Res (Rec)  
U/Z Rec 2

MEPB

Works  
Depot

Waltham  
General

Amerstoke Old  
Peoples Home

HOSP.

CEMETERY

CEMETERY

7 trees

Road Paved in  
Area Wither  
Stream

Prot.  
RURAL

BBC  
refuse  
Disposal

LOCATION OF  
DESIGNATION  
UPLIFTING

Res (Rec)  
U/Z Rec 1

Flood Protection  
Zone, Wither Stream

BBC Water  
Reservoir

Soil Conservation  
Reserve

MAHLBOROUGH  
COUNTY

Stopped Road  
7/16

REFER TO MAP M5

joining line

REFER TO INDEX

M-6

WITHERLE

10-12-82  
24-7-82





Council Meeting 8 April 1993

4936

PLANNING

Private Sportsground on Part of Land at Waterlea Race Course - Blenheim Section of the District Plan

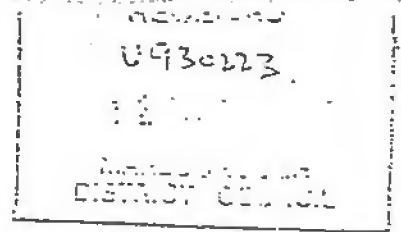
Members noted the Waterlea Rest Home Limited proposed to establish a fifty bed rest home in two stages on the site at 50 McLauchlan Street, Blenheim. The land, being part Section 63 and part Section 62 being a portion of the Waterlea Race Course, is subject to the above designation.

A request has been made to uplift the Designation accordingly.

Cllrs Briggs/Wadsworth: That pursuant to Section 182 of the Resource Management Act 1991, the designation be removed as requested and Planning Map M1, Blenheim Section of the District Plan amended accordingly.

Carried

TO: Marlborough District Council



The Marlborough Racing Club Incorporated and the Marlborough Trotting Club Incorporated, the owners of CT 3B/208 Marlborough Registry comprising Parts Section 63 and Part Section 62 being portion of the Waterlea Race Course at present subject to a designation of PSG (Waterlea Race Course), hereby formally request Council to remove the designation in respect of the land the subject of the attached hatched scheme plan area. Consent was given by Council to subdivision of that portion of land by decision dated 19 January 1993, copy of which is attached, to enable its sale and amalgamation with adjoining land to the south comprising an allotment of 2675m<sup>2</sup>.

Formal request is accordingly made to remove the designation on that affected piece of land.


 (I. W. PETRIE)

President:

Marlborough Racing Club Incorporated, and am duly authorised to sign on behalf  
of the Marlborough Trotting Club Incorporated

11/3/93

\\thu\racing.req





PROPOSED SBDN OF PTS 62 & 63 DP 416  
 & LOTS 1&2 DP 8619  
 COMPRISED IN CFS 3B/209, 5A/1639, 5A/1640  
 APPLICANTS: J.C. & S.M. POSSWILLO

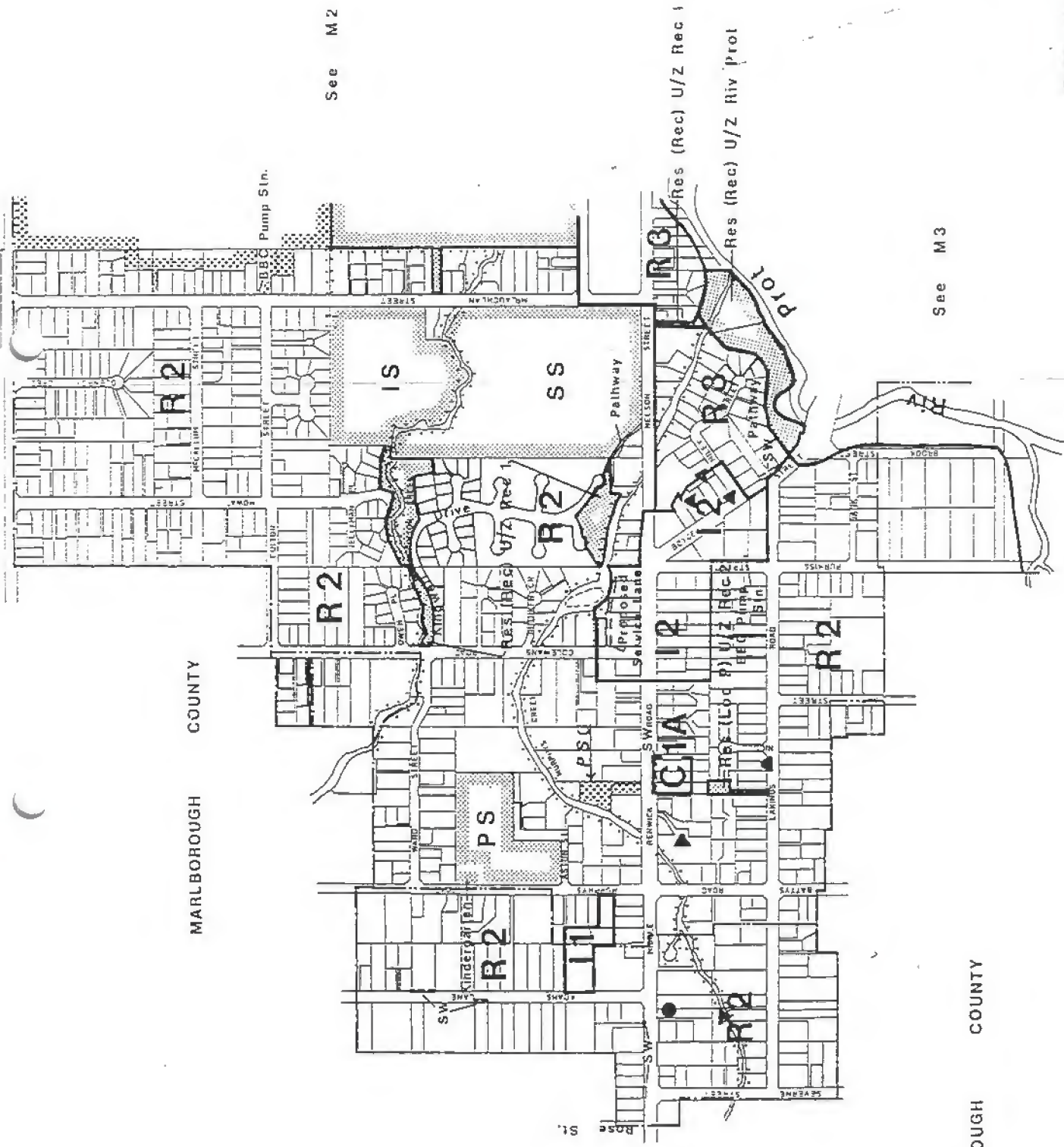
DAVIDSON  
 AYSON  
 CONSULTING ENGINEERS

Davidson Partners Ltd.  
 Consulting Engineers,  
 Agent & Associate  
 Consulting Surveyors  
 Registered in Australia

Telephone (0871) 87 028,  
 Fax (0871) 87 028,  
 179 Box 226, 35 Green Road,  
 Hawthorn, VIC 3122

JOB NUMBER  
 7293

SCALE  
 1:400  
 DECEMBER 92



MARLBOROUGH COUNTY

MARLBOROUGH COUNTY

See M2

See M3

# M1

## SPRINGLANDS

Resource Management Act 1991

Change to the District Plan No. **DP/13**

Removal of House, 62-64 Auckland Street, Picton

from the L.B. Category of Items of Special Interest


Certified a true and correct copy of the change to the Marlborough Division Section of the Marlborough District Plan approved by resolution of the Marlborough District Council on 28 January, 1993.

  
R.C. PENINGTON  
GENERAL MANAGER

The common seal of the Marlborough District Council was hereunto affixed this day of 23rd 1993 in the presence of:



  
L.F. MCKENDRY  
MAYOR

  
R.C. PENINGTON  
GENERAL MANAGER

Date Operative  
26 April, 1993

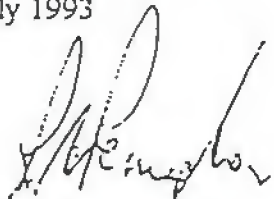
DP 90/14

TOWN AND COUNTRY PLANNING ACT 1977

District Plan Change 90/14

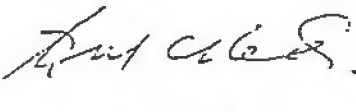
Rezone Land "R2" From Comprehensive Housing  
Area R2 (Solar) and Reserve (Rec) U/Z Rec 1

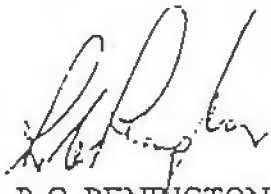
Certified a true and correct copy of the change to the Blenheim Section  
of the Marlborough District Plan approved by resolution of the  
Marlborough District Council on 1 July 1993

  
R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 1st day of  
July 1993 in the presence of :



  
L F MCKENDRY  
MAYOR

  
R C PENINGTON  
GENERAL MANAGER

Date Operative  
19 July 1993.

# MARLBOROUGH DISTRICT COUNCIL

## MARLBOROUGH DISTRICT PLAN

### Public Notification of Changes to the District Plan

PUBLIC NOTICE is hereby given that the following changes to the District Plan have been approved by the Council by resolution passed at its meeting held on 1 July 1993.

#### Resource Management Act 1991

*DP/12 : Blenheim Section : "Dillons Point Reserve"*

*DP/15 : Marlborough Division Section : "Rezone Rural A to Residential C, Port Underwood Road, Karaka Point"*

#### Town and Country Planning Act 1977

*90/14 : Blenheim Section : Rezone Land "R2" from comprehensive housing area R2 (Solar) and Reserve (Rec) U/Z Rec 1*

The Council has resolved that such changes to the District Plan shall come into operation on Monday 19 July 1993.

Copies of the Plan changes as approved have been deposited in the Parker Street office of Council, the Picton Service Centre, the Picton and Blenheim Libraries, and may be inspected without fee by any person who so requires at any time that office is open to the public.

For enquiries please contact Carol Mills - Ph. 578-5249.

Dated at Blenheim this 5th day of July 1993.

W J D OLLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

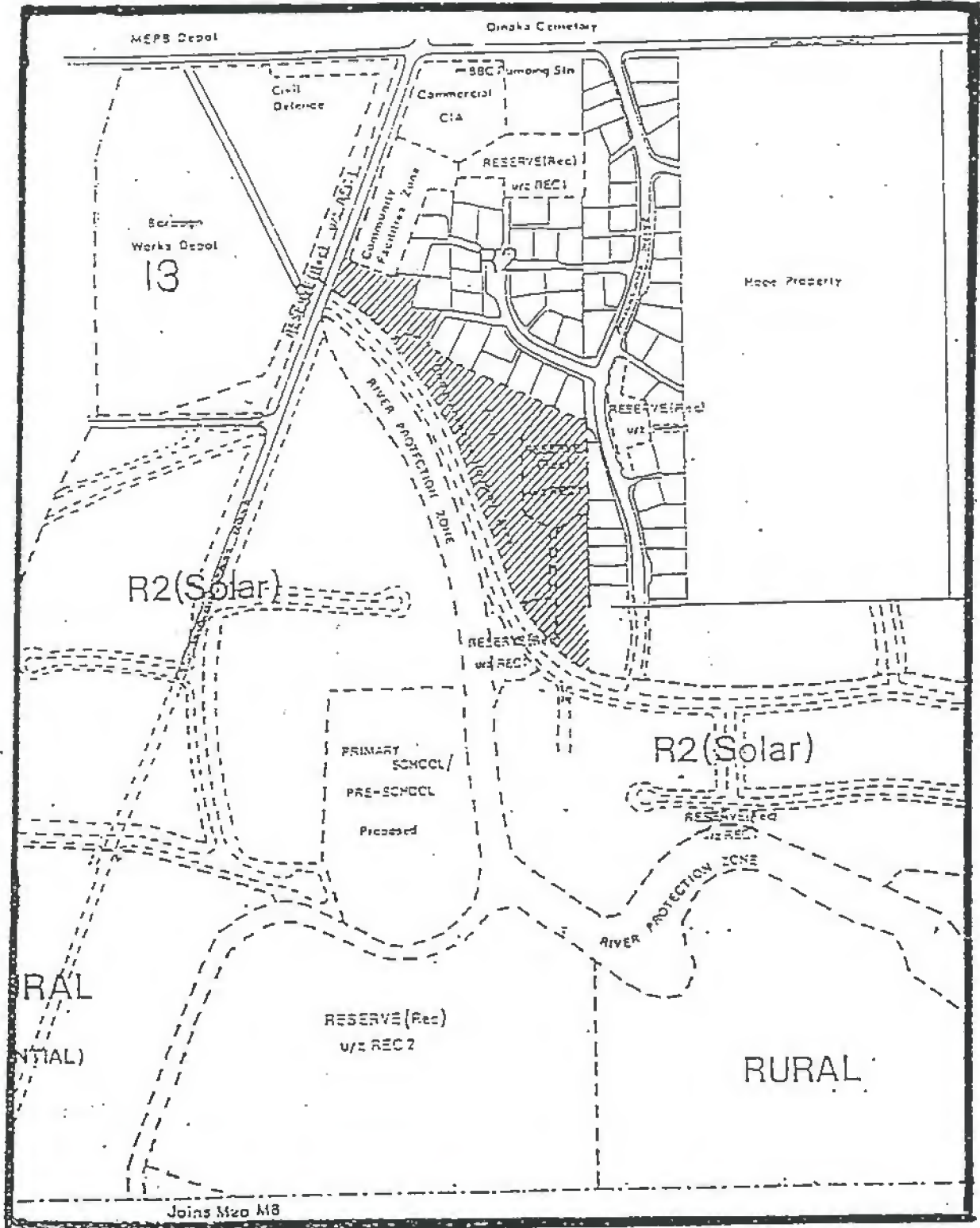
Pursuant to a delegation given to me by the  
Marlborough District Council

---

Please insert - Marlborough Express (Single Column), Thursday, 8 July 1993.

PLEASE CHARGE AT LOCAL AUTHORITY RATES and on your invoice please quote no. (Block advert).

# MARLBOROUGH DISTRICT COUNCIL PROPOSED CHANGE TO DISTRICT SCHEME



REMOVAL OF DESIGNATION "Reserve (Rec) u/z REC 1"  
 REZONE LAND "R2" FROM Reserve(Rec) u/z REC 1  $\neq$  R2 (SOLAR)

 - Area subject to change

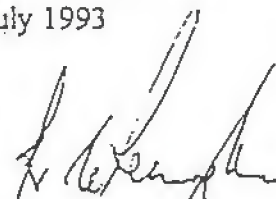
LOCALITY PLAN



DP/12

Resource Management Act 1991  
Change to the District Plan No. DP/12  
"Dillons Point Reserve"

Certified a true and correct copy of the change to the Blenheim Section  
of the Marlborough District Plan approved by resolution of the  
Marlborough District Council on 1 July 1993

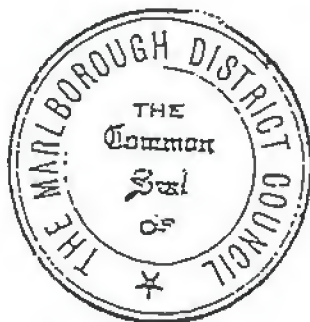


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 1st day of  
July 1993 in the presence of:



L F MCKENDRY  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
19 July 1993.

# MARLBOROUGH DISTRICT COUNCIL

## MARLBOROUGH DISTRICT PLAN

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*DP.15 : Marlborough Division Section : "Rezone Rural A to Residential C, Port Underwood Road, Karaka Point"*

#### Town and Country Planning Act 1977

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The Council has resolved that such changes to the District Plan shall come into operation on Monday 19 July 1993.

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For enquiries please contact Carol Mills - Ph. 578-5249.

Dated at Blenheim this 5th day of July 1993.

W J D OLLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

Pursuant to a delegation given to me by the  
Marlborough District Council

---

Please insert - Marlborough Express (Single Column), Thursday, 8 July 1993.

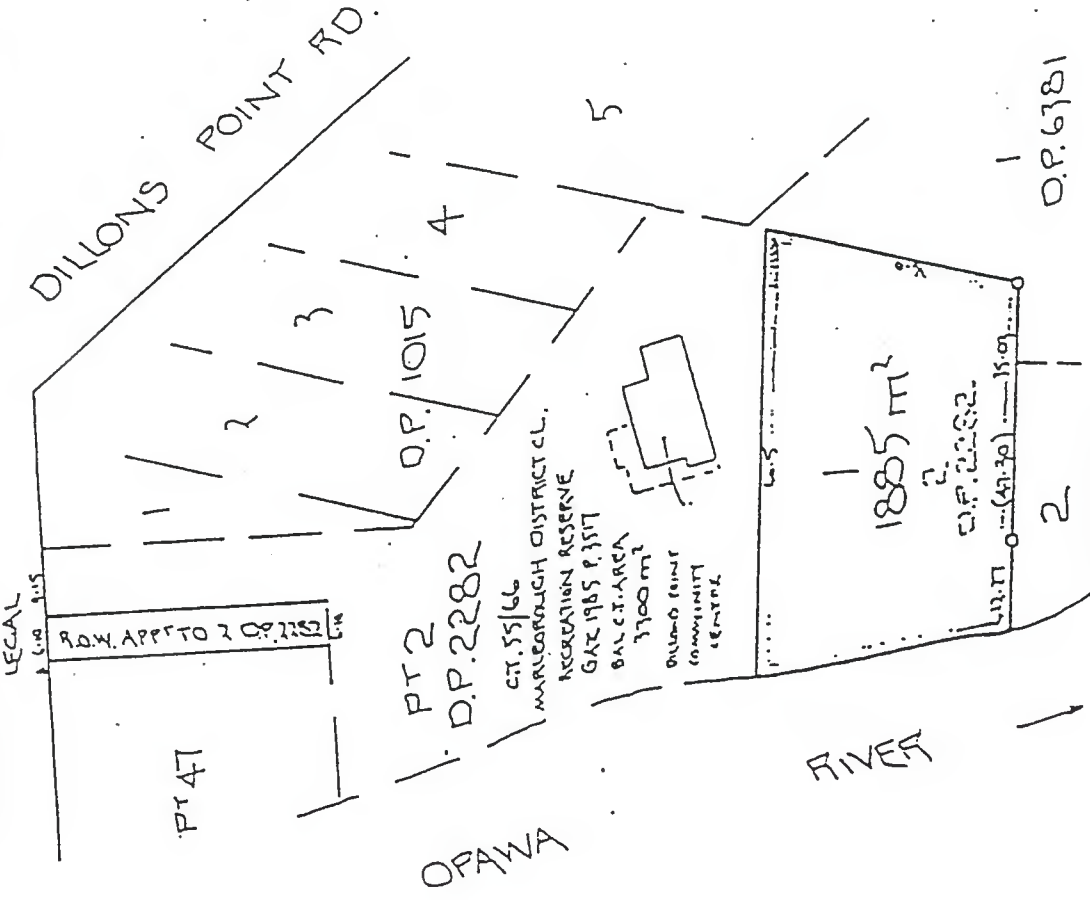
PLEASE CHARGE AT LOCAL AUTHORITY RATES and on your invoice please quote no. (Block advert).

MARLBOROUGH DISTRICT CL.  
BUK AT C. JUDY BAY S.D.

RECEIVED  
29 AUG 1991  
MARLBOROUGH  
DISTRICT COUNCIL

ELSUN STREET

DILLONS POINT RD.



NOTE: RECREATION RESERVE TO BE  
OVER LOT 2 O.P. 1182.  
ESPLANADE RESERVE PERTAIN  
TO BE WAIVED.  
LOT 1 TO BE AMALGAMATE  
LOT 2 O.P. 8401.  
BOUNDARIES - AREAS TO BE  
ACCURATELY DETERMINED  
SURVEY.

DISTRICT RAN CHAN  
"DILLONS POINT R

PROPOSED SUBDIVISION OF LOT 2 D.P. 2282

AUG 1991

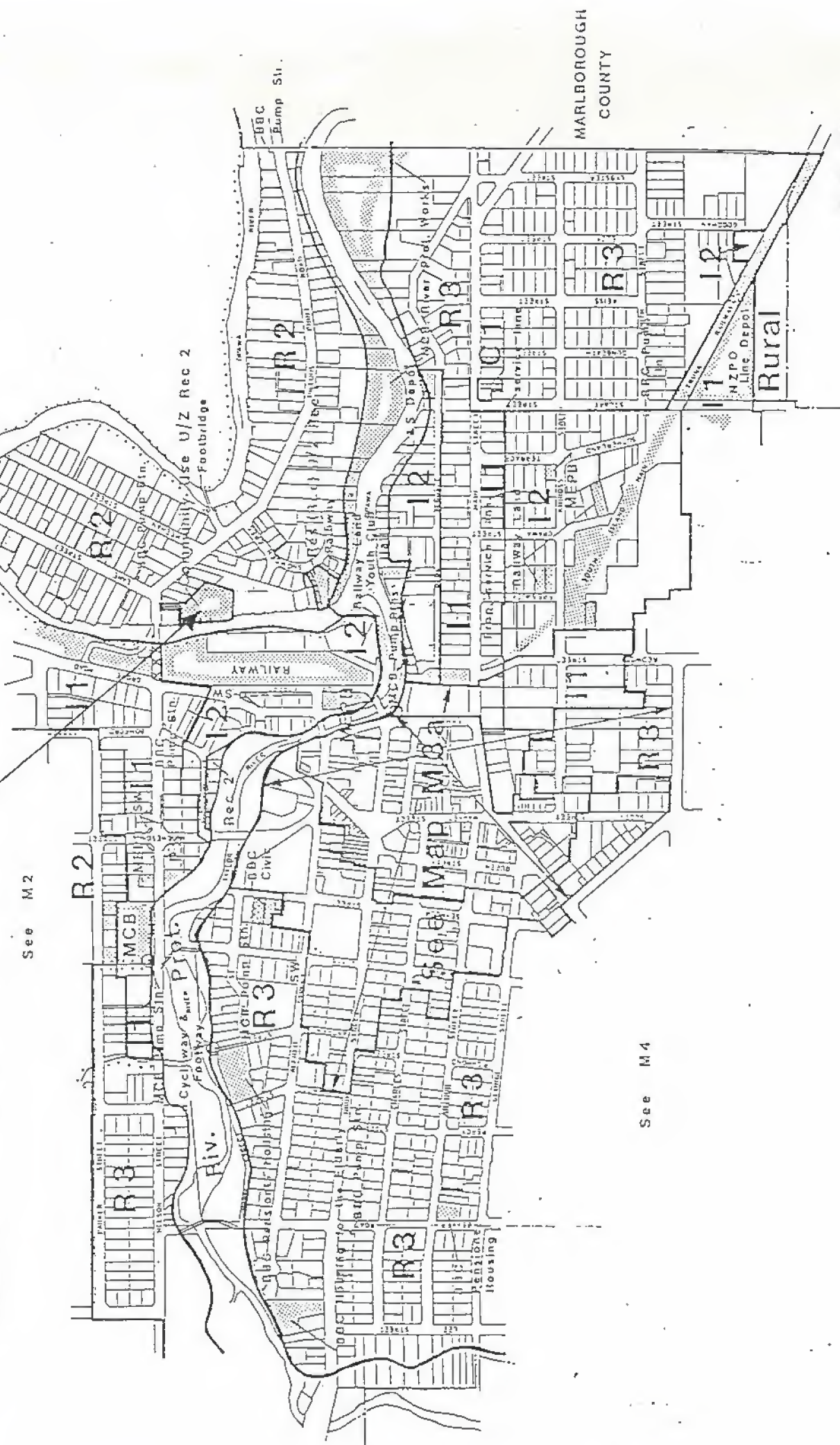
SCALE ~ 1:1750

PREPARED BY ILMBERT HAYMES & ASSOCIATES, GEO SURVEYORS, BLENHEIM

*G. M. Haymes*  
G.M. HAYMES  
REGISTERED SURVEYOR

"DILLONS POINT RESERVE" DISTRICT PLAN CHANGE DP/12

See M2



See M4

MARLBOROUGH  
COUNTY

M 3

RI ENHFIM

**TOWN AND COUNTRY PLANNING ACT 1977**

**District Plan Change 90/26**

**Uplift Reserve Designation - Scotland Street West, Picton**

Certified a true and correct copy of the change to the Picton Section  
of the Marlborough District Plan approved by resolution of the  
Marlborough District Council on 12 August 1993

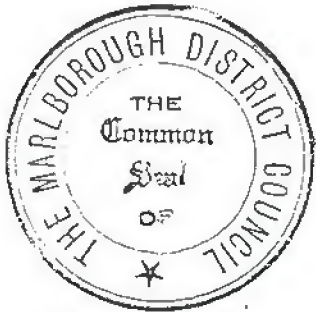


**R C PENINGTON  
GENERAL MANAGER**

The Common Seal of the Marlborough District Council was hereunto affixed this 12th day of  
August 1993 in the presence of :



**L F McKENDRY  
MAYOR**



**R C PENINGTON  
GENERAL MANAGER**

Date Operative  
30 August 1993.

# MARLBOROUGH DISTRICT COUNCIL

## MARLBOROUGH DISTRICT PLAN

### Public Notification of Changes to the District Plan

PUBLIC NOTICE is hereby given that the following changes to the District Plan have been approved by the Council by resolution passed at its meeting held on 12 August 1993.

Town and Country Planning Act 1977

91/19: Blenheim Section: Commercial 1A Zone - General Provisions

90/26: Picton Section: Uplift Reserve Designation - Scotland Street West, Picton

The Council has resolved that such changes to the District Plan shall come into operation on Monday 30 August 1993.

Copies of the Plan changes as approved have been deposited in the Parker Street office of Council, the Picton Service Centre, the Picton and Blenheim Libraries, and may be inspected without fee by any person who so requires at any time that office is open to the public.

For enquiries please contact Carol Mills - Ph. 578-5249.

Dated at Blenheim this 13th day of August 1993.

W J D OLLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT

Pursuant to a delegation given to me by the  
Marlborough District Council

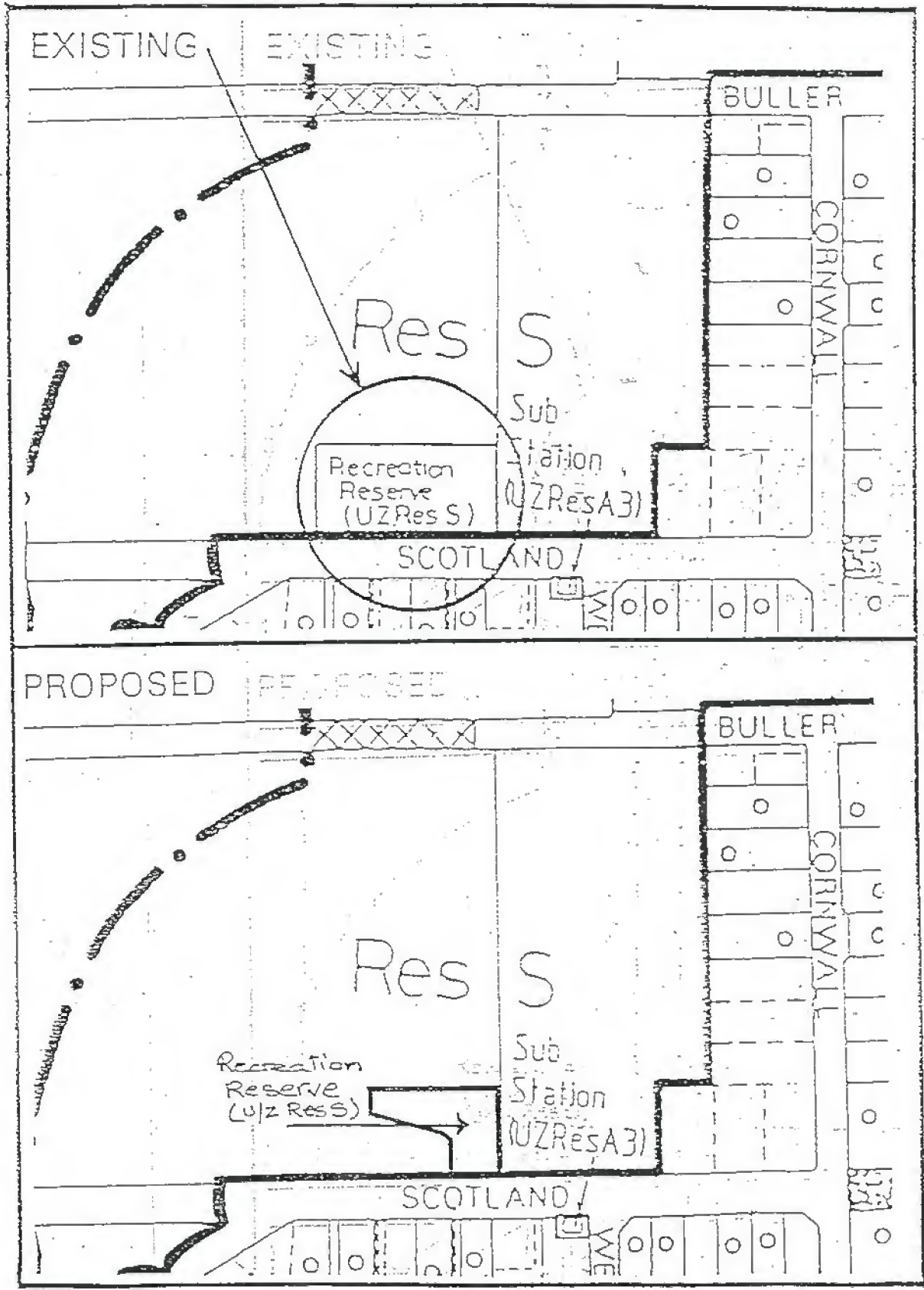
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Please insert - Marlborough Express (Single Column), Thursday, 19 August 1993.  
PLEASE CHARGE AT LOCAL AUTHORITY RATES and on your invoice please quote  
no 122 (Block advert).

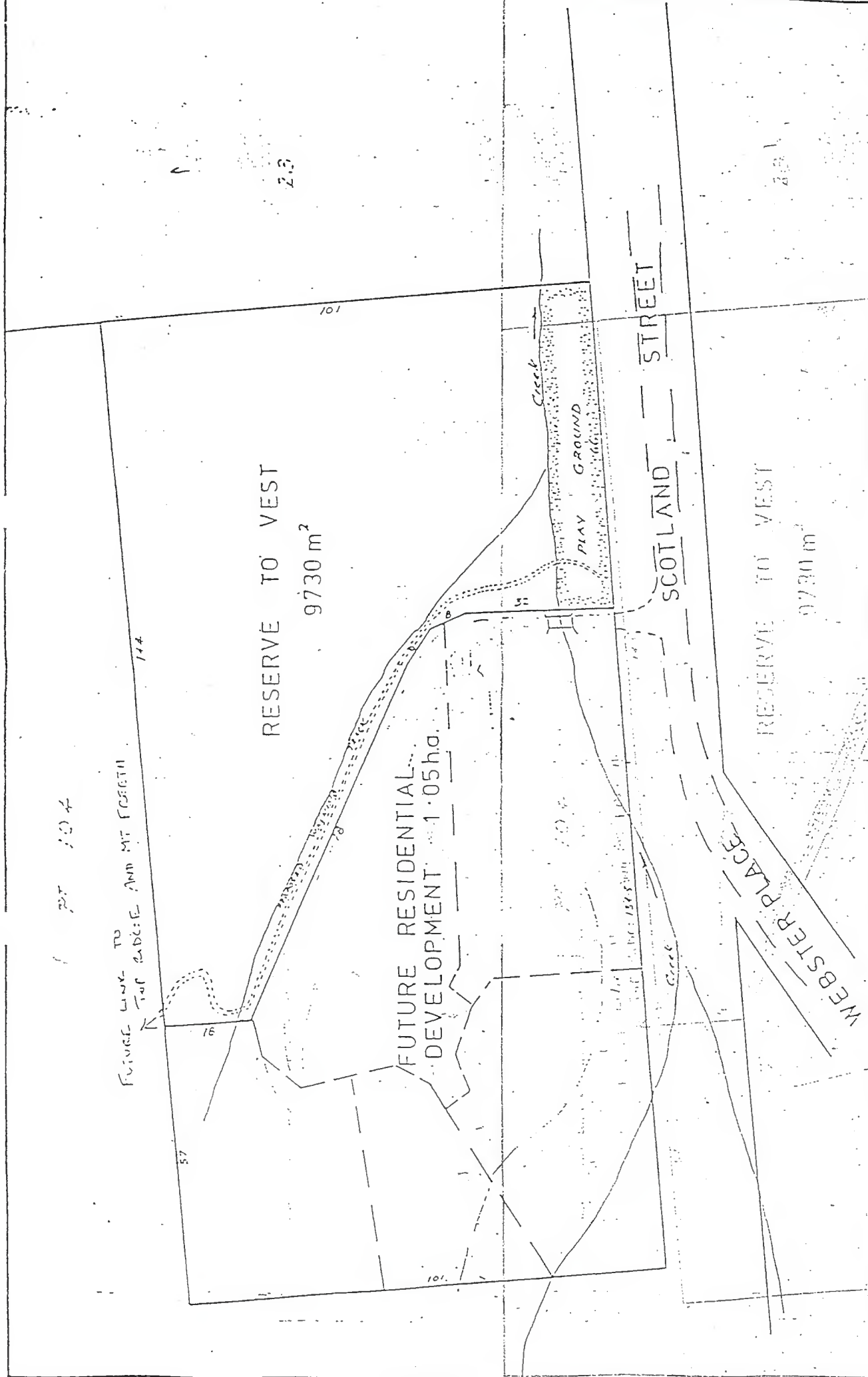
# MARLBOROUGH DISTRICT COUNCIL

## PROPOSED CHANGE TO DISTRICT SCHEME

Picton District Scheme: Proposed Change No. 90/26 -  
"Uplift Reserve Designation - Scotland Street West, Picton"



LOCALITY PLAN



JOB NUMBER <b>7045</b> ISSUE SHEET	Telephone (0571) 87 029. Fax (0571) 87 028. P.O. Box 256, 35 Grove Road, Manurewa, NEW ZEALAND
<b>DAVIDSON</b> <b>AYSON</b> CONSULTING ENGINEERS CONSULTING SURVEYORS (Franchising in Association)	Davidson Partners Ltd. Consulting Engineers/ Aysyn & Associates Consulting Surveyors (Franchising in Association)
SCALES 1:150 1:250 April 1991	PROPOSED DEVELOPMENT OF LOT 1, DISTRICT OF Comprised in CT 43/515 Harbour District



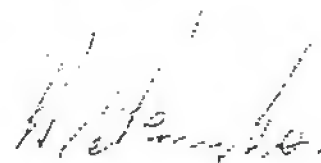
DP 91/19

TOWN AND COUNTRY PLANNING ACT 1977

District Plan Change 91/19

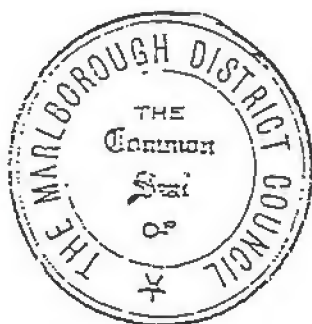
Commercial 1A Zone - General Provisions

Certified a true and correct copy of the change to the Blenheim Section  
of the Marlborough District Plan approved by resolution of the  
Marlborough District Council on 12 August 1993



R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 12th day of  
August 1993 in the presence of:



L F McKENDRY  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
30 August 1993.

# MARLBOROUGH DISTRICT COUNCIL

## MARLBOROUGH DISTRICT PLAN

### Public Notification of Changes to the District Plan

PUBLIC NOTICE is hereby given that the following changes to the District Plan have been approved by the Council by resolution passed at its meeting held on 12 August 1993.

#### Town and Country Planning Act 1977

**91/19:** Blenheim Section: Commercial 1A Zone - General Provisions

90/26: Picton Section: Uplift Reserve Designation - Scotland Street West, Picton

The Council has resolved that such changes to the District Plan shall come into operation on Monday 30 August 1993.

Copies of the Plan changes as approved have been deposited in the Parker Street office of Council, the Picton Service Centre, the Picton and Blenheim Libraries, and may be inspected without fee by any person who so requires at any time that office is open to the public.

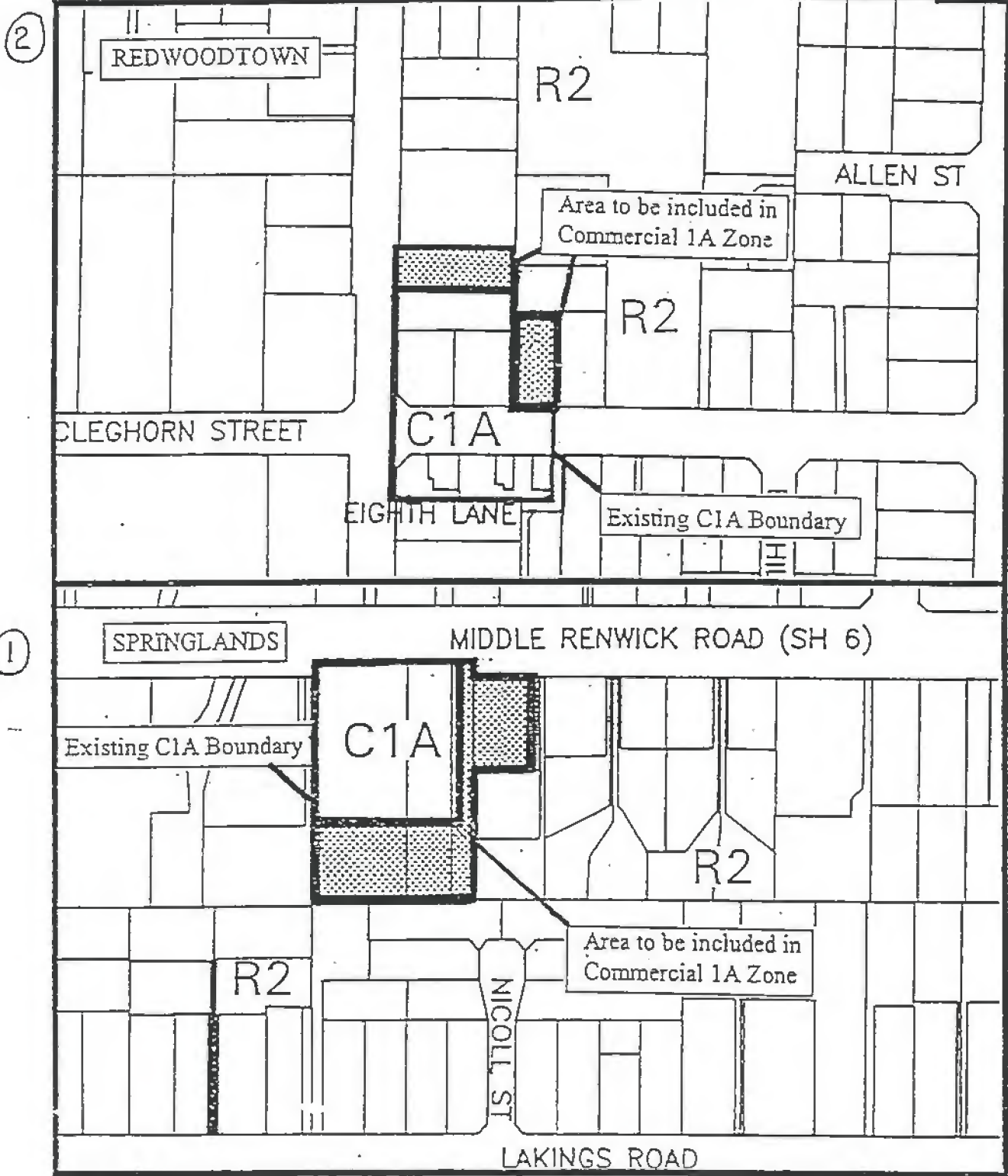
For enquiries please contact Carol Mills - Ph. 578-5249.

Dated at Blenheim this 13th day of August 1993.

W J D OLLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT  
Pursuant to a delegation given to me by the  
Marlborough District Council

---

Please insert - Marlborough Express (Single Column), Thursday, 19 August 1993.  
PLEASE CHARGE AT LOCAL AUTHORITY RATES and on your invoice please quote  
no 122 (Block advert).



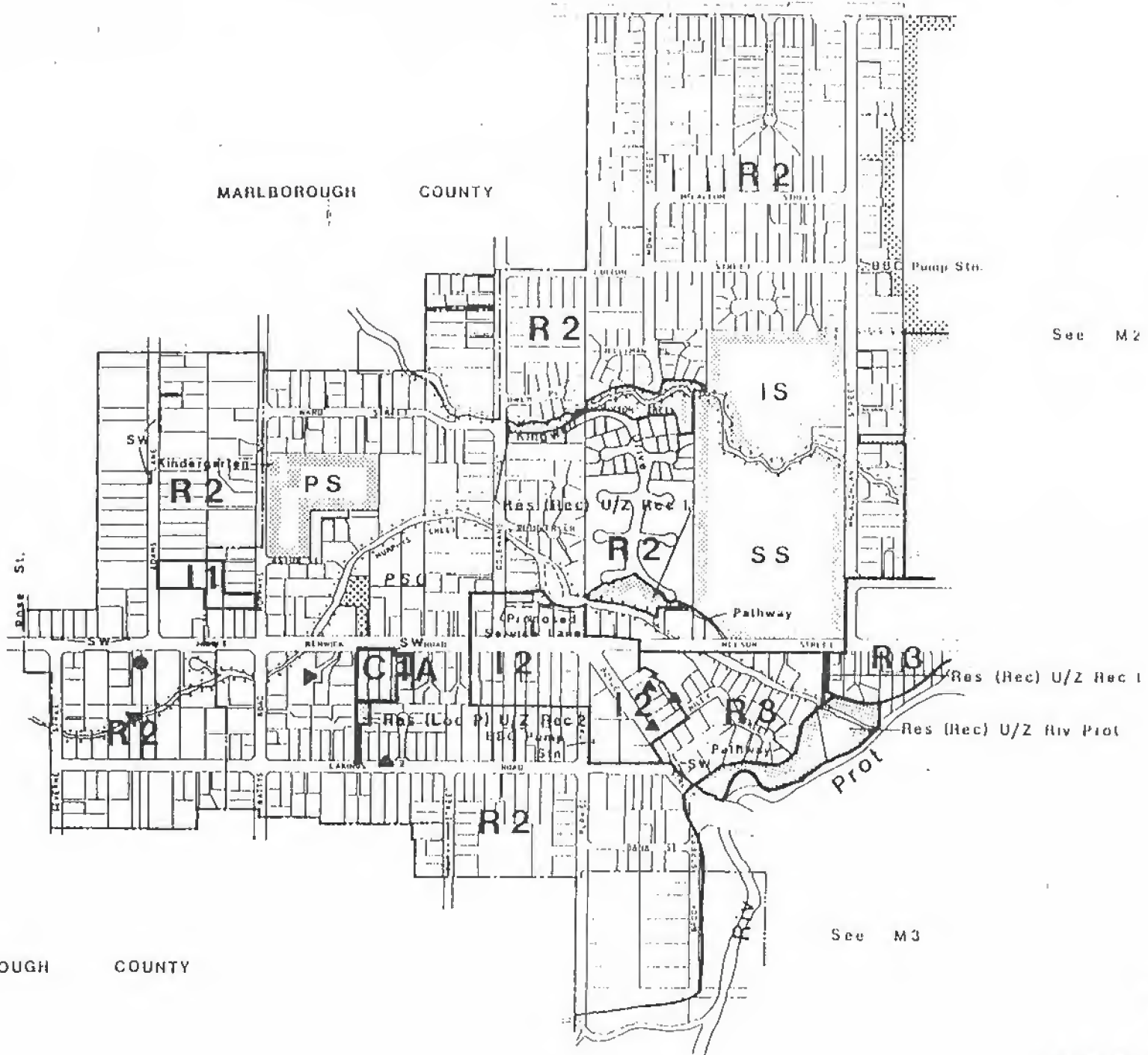
Marlborough District Council  
SCHEME CHANGE 91/19  
 Blenheim District Scheme

Commercial 1A Zone - General Provisions  
 Adjustment to Commercial 1A Zone Areas - Redwoodtown and Springlands



SCALE 1:2500

MARLBOROUGH COUNTY



See M2

Res (Rec) U/Z Rec 1

Res (Rec) U/Z Riv Prot

See M3

MARLBOROUGH COUNTY

# M1

## SPRINGLANDS

MARLBOROUGH COUNTY

See M4

Res (Loc P) Prot.  
U/Z Rec 2  
Museum & Archives

Riv  
Res (Rec)  
U/Z Rec 2  
CHURCHWARD PARK

Res (Rec)  
U/Z Rec 2  
A&P PARK

R 2

P.S

Res (Rec)  
U/Z Rec 2  
OLIVER PARK

G1A

R 2

Res (Rec)  
U/Z Rec 2

Res (Rec) U/Z Rec 1

13

MARLBOROUGH COUNTY

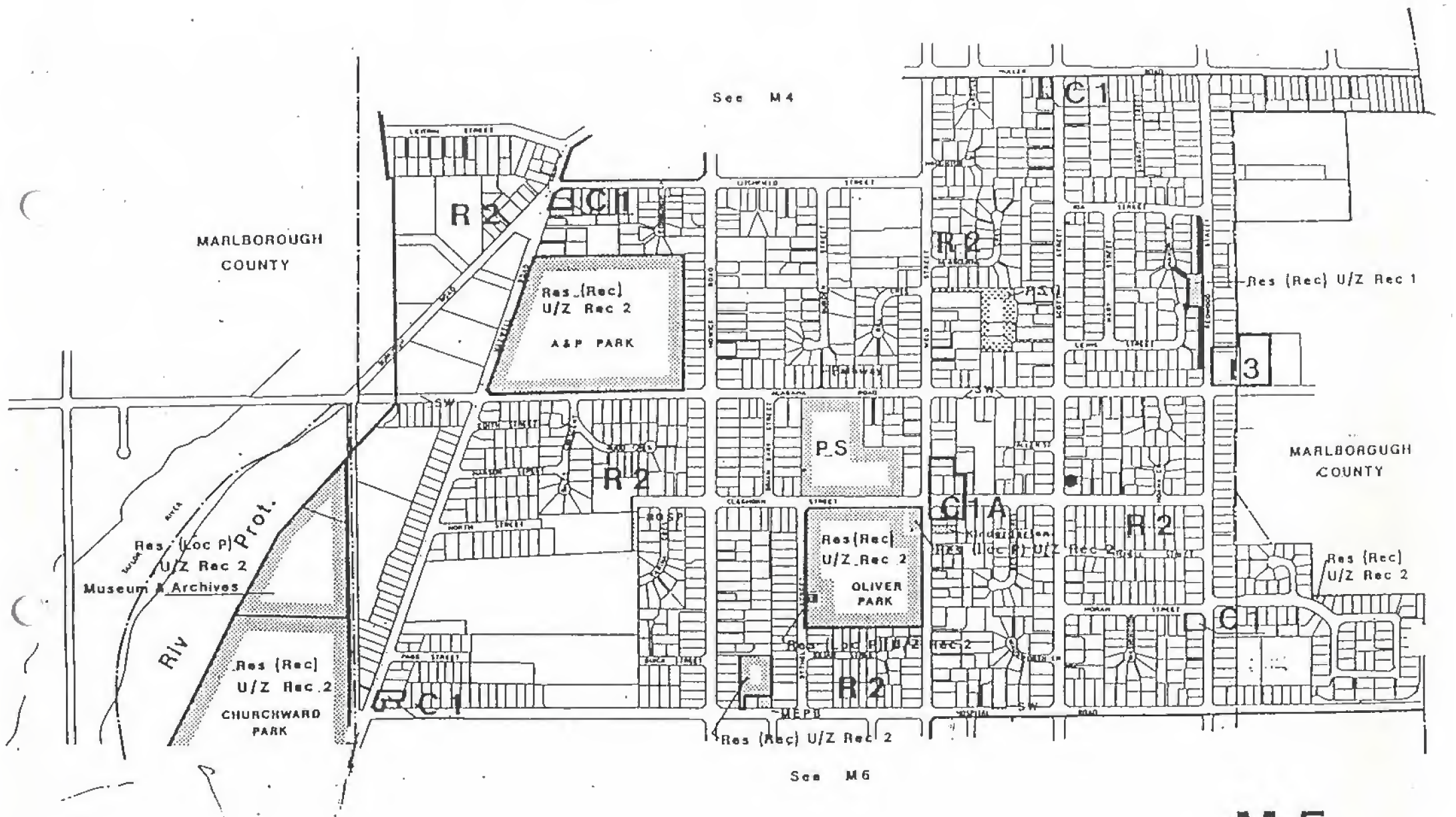
Res (Rec) U/Z Rec 2

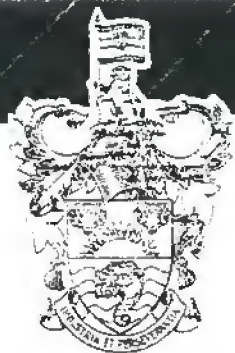
See M6

M 5

REDWOODTOWN

10-12-82  
24-7-86  
27-3-90





Minutes of the Marlborough District Council  
Meeting held in the Council Chambers, Seymour  
Street, Blenheim on Thursday 23 September 1993

C.94.9.373

*Planning*

**Removal of Designation: Railway Land,  
Adjoining South Island Main Trunk  
Railway between Redwood Street and  
Stuart Street, Blenheim - Blenheim Section  
of the District Plan**

*-PLN/1/5*

Pursuant to Section 182 of the Resource Management Act 1991 as amended by the Resource Management Amendment Act 1993, notice has been given that New Zealand Railways Corporation no longer require the Railway land designation on specific allotments.

**Cirs Briggs/Davidson:** That the Blenheim Section of the Marlborough District Plan be amended to remove the designation of Railway land on the sections of land in the schedule hereto pursuant to Section 182 of the Resource Management Act 1991 as amended by the Resource management Amendment Act 1993.

**Schedule**

'Lots 1, 2, 3, 4, 5 and 6 DP 8883, Lot 2 DP 1363 C/T 39/236 and Lot 1 DP 1363 C/T 39/237'.

Further that Planning Maps M3 and M3a Blenheim Section be amended accordingly.

**Carried**

RECEIVED

21 AUG 1993

MARLBOROUGH DISTRICT COUNCIL

aw30.7b

NOTICE OF REMOVAL OF RAILWAY DESIGNATION PURSUANT TO SECTION 182 OF THE RESOURCE MANAGEMENT ACT 1991

To Marlborough District Council

and

TNL Group  
c/- Mr Mick Hollyer  
Pitt & Moore  
Barristers and Solicitors  
PO Box 42 Blenheim

Tina Chatfield  
17 Opawa Road  
Blenheim

Rent A Drum Ltd  
c/- K Black  
70 Paua Street  
Blenheim

Ian Simcox Construction Ltd  
9 Freswick Street  
Blenheim

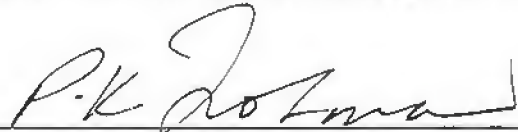
PLN 1/5  
P. Pemberton  
93081384

as occupiers

1. The New Zealand Railways Corporation  
PO Box 2015  
WELLINGTON

gives notice that it no longer requires the Railway designation over the land described as allotments 1, 2, 3, 4, 5 and 6 on Deposited Plan 8883 and CT's 39/236 and 39/237 (as highlighted on attached copies)

2. The New Zealand Railways Corporation now requests Marlborough District Council to amend the District Plan as required by Section 182 of the Resource Management Act 1991.

  
P K Trotman

SIGNED by PETER KENNETH TROTMAN, Manager Technical Services, New Zealand Railways Corporation in exercise of the power delegated to me pursuant to Section 10(3) of the New Zealand Railways Corporation Act 1981 in the presence of:

Witness: Alan Whaiti  
Occupation: Railways Officer  
Address: Wellington

DATED the 27 day of August 1993





DWOOD STREET

CROWN GRANT INDEX 1951/2

STUART ROAD INDEX 1951/2

197 0.1.00 each

195 0.1.00 ea

193 0.1.00

191 0.1.00 ea

190 0.1.00

188 0.1.00

185 0.1.00

RLAND DLR'S ROAD INDEX 1923/1

STREET DLR'S ROAD INDEX 1940/5

145 0.1.8.35

151 0.1.0

1178 0.1.8.02

1363 0.1.31.42

1178 0.1.31.42

1178 0.1.31.42

ESWICK DLR'S ROAD INDEX 1953/9

122 0.1.00 each

120 0.1.00 each

118 0.1.00

116 0.1.00

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53 0.1.00

LOCATION OF SITES

ST DLR'S PUBLIC ROAD FILE 1953/8

1747L

1748-9

1746L

4047

1748-9

1746L

4047

1748-9

1746L

4047

1748-9

1746L

4047

1748-9

1746L

4047

TRUNK RLY. SOUTH

DWOOD STREET

199 0.1.00

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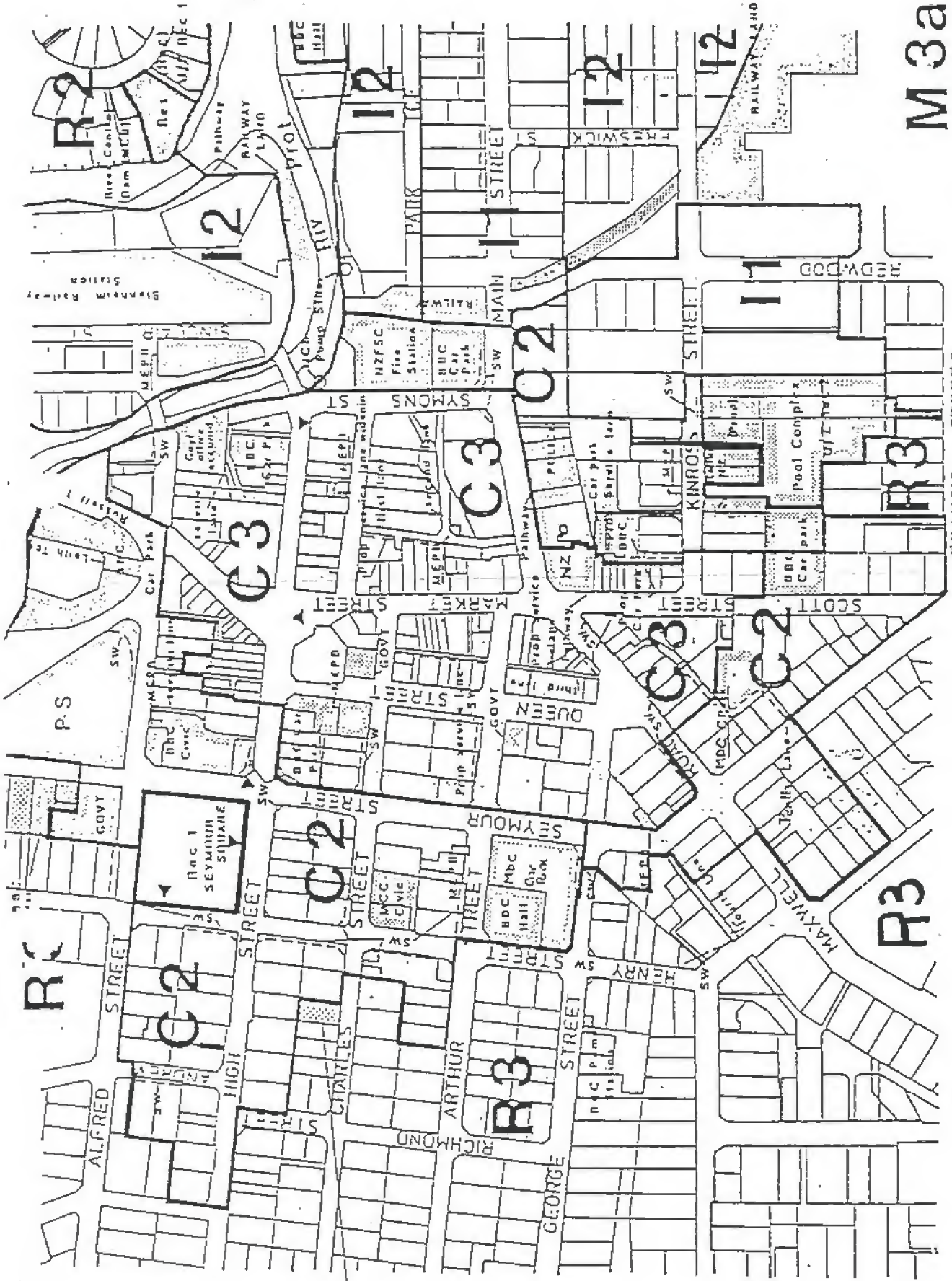
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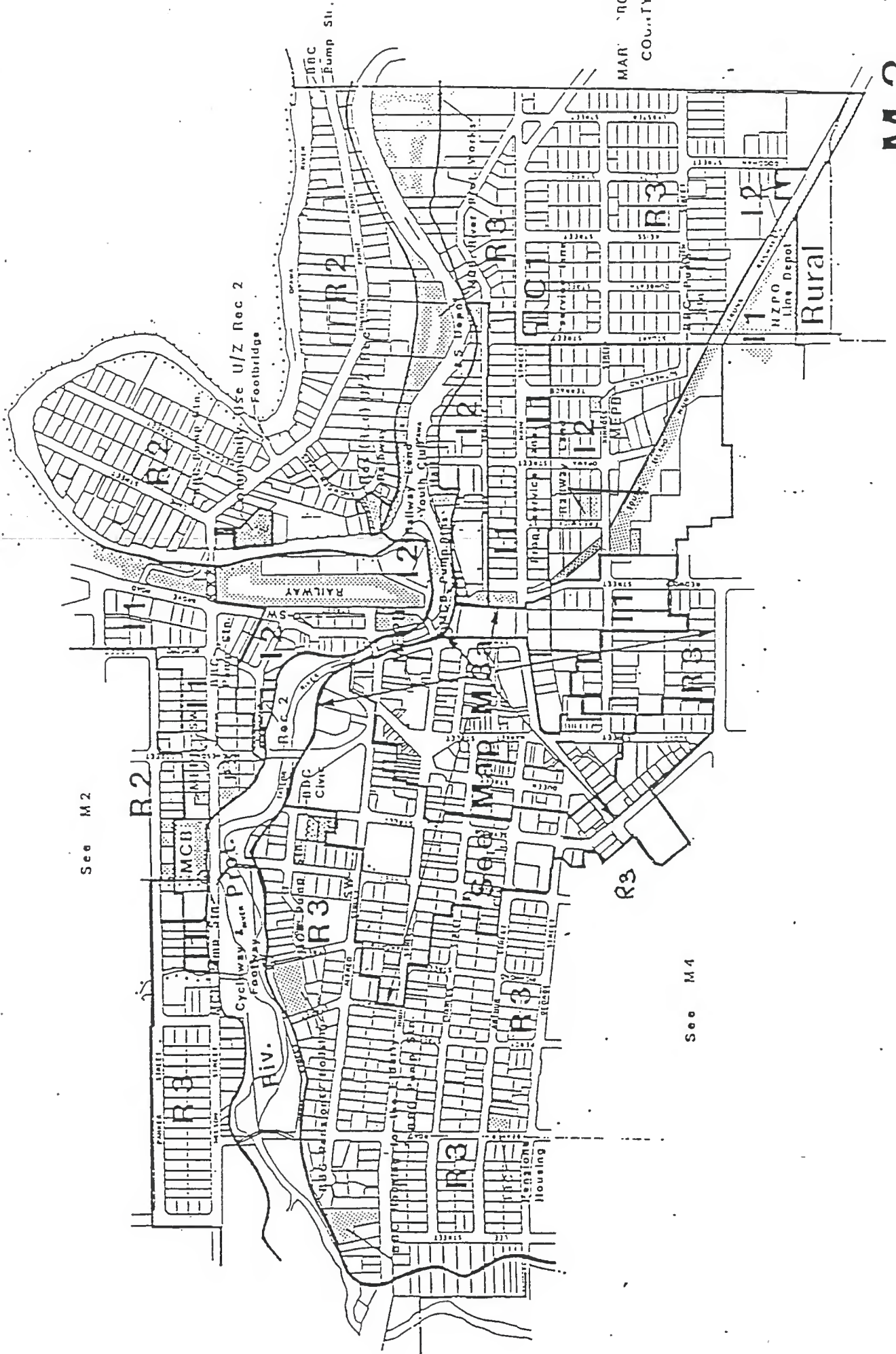


M3a

CENTRAL BUSINESS DISTRICT

Sussex  
 Building  
 1/100





MARLBOROUGH  
COUNTY

M 3

See M2

See M4

See M1

of Port Marlborough New Zealand Limited and that when considering the appointment of new Chairman of Directors that the Directors include in their deliberations the Council's wish for political neutrality.

The Mayor elaborated on the issue, highlighting the inferences made by politicians to the effect that they considered territorial Local Government should not be involved in shareholding in Port Companies.

The Mayor suggested that Council should make a firm statement of policy that it supports the view that Port Companies should be free from political interference and be able to develop on sound commercial bases.

Various views were expressed by the membership and it was emphasised that Directors and any Chairman appointed would obtain that status on their capabilities rather than it being directed by any political overview.

**The Mayor/Clr Hammond:** That as a matter of policy, Council support the contention that Port Marlborough New Zealand Limited should be free from unwarranted political interference by shareholders and be able to develop its port related activities on a sound commercial basis.

Carried

**C.94.1.737**      *Council*      **Marketing and Development Board:  
Reporting Procedure**      *COU/3/0*

Members noted that the present policy provides for the Chairman of the Marketing Board to report to Council on a quarterly basis but with the six weekly cycle of meetings, Mr Kerridge would be required to attend every second meeting. With detailed minutes of Board meetings coming directly to Council, it was considered appropriate that a less frequent formal reporting system would be acceptable.

**Cirs Murphy/Randle:** That the reporting process for the Marlborough Marketing and Development Board be adjusted to provide for the Chairman to report directly to Council on a six monthly basis.

*DO BE DONE  
FOR M3*  
↓  
*Carried*

**C.94.1.738**      *Properties*      **Designation Removal - Parker Street  
Offices**      *PRO/8/3*

It was noted that a resource consent had been granted in respect of the Parker Street property which still has a Designation of "MCB" (Marlborough Catchment Board) in the District Plan.

It was therefore necessary for the Designation to be removed as provided for under Section 182 of the Resource Management Act 1991.

**Cirs Briggs/Hammond:** That the appropriate notification procedures having been completed, the Marlborough District Council hereby resolves pursuant to Section 182 of the Resource Management Act 1991, that the Designation "MCB" be removed from that part of the Parker Street offices and depot site shown as Lot 1 on DP 6572 Block XVI, Cloudy Bay Survey District and further that Map M3 of the Blenheim Section of the Transitional District Plan be amended accordingly.

Carried

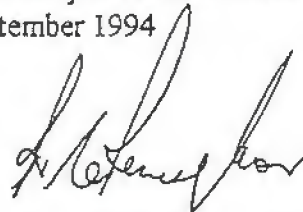
NOTE: Councillor Dew declared an interest in this item and abstained from discussion and voting.

# Resource Management Act 1991

## Change to the District Plan No. DP/24

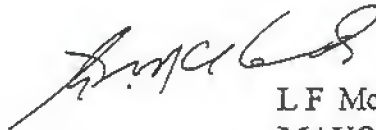
### "Purkiss Street, Blenheim"

Certified a true and correct copy of the change to the Blenheim and Wairau Plains Section of the Transitional Marlborough District Plan approved by resolution of the Marlborough District Council on 22 September 1994

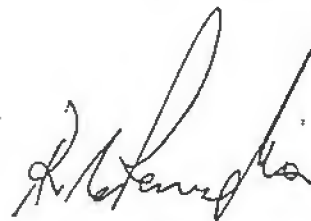


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this *22<sup>nd</sup>* day of *SEPTEMBER* 1994 in the presence of:



L F MCKENDRY  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
6 October 1994.

**Resource Management Act 1991**

**Marlborough District Council**

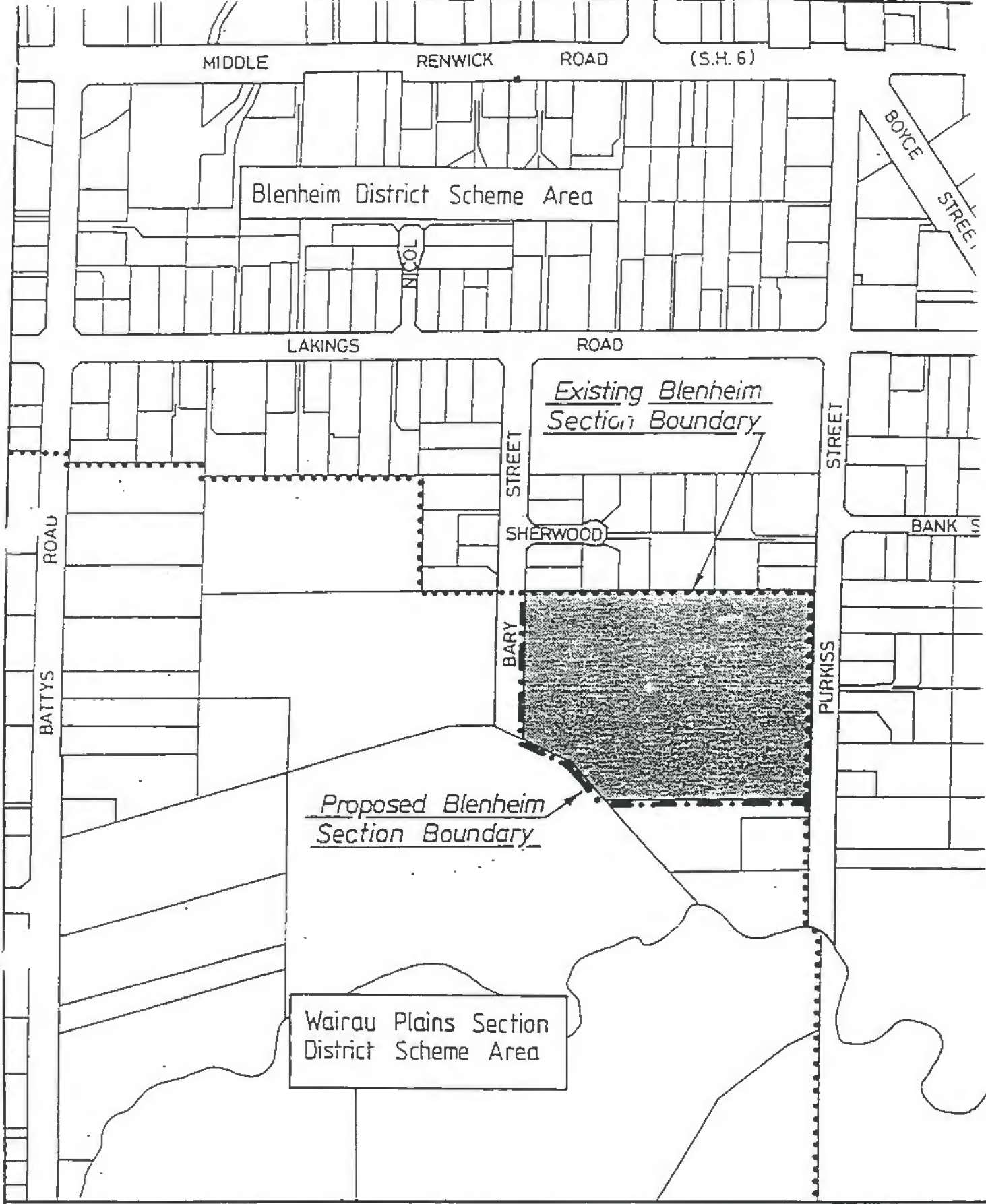
**Marlborough District Plan (Blenheim and Wairau Plains Section)**

**PLAN CHANGE NO. DP/24**

**Rezone Rural A to Residential 2,  
Purkiss and Bary Streets, Blenheim**

**Amendments to the District Plan**

1. Amend Planning Map M1 of the Blenheim Section of the Transitional Marlborough District Plan by including the land shown on Davie Lovell-Smith Plan B1622 attached.
2. Amend Planning Map W1 of the Wairau Plains Section of the Transitional Marlborough District Plan to correspond with 1. above.
3. Change the zoning from Rural A to Residential 2.



Land to be deleted from Marlborough District Plan Wairau Plains Section and included as a territorial addition to the Blenheim Section of the District Plan and rezoned from Rural A to Residential 2

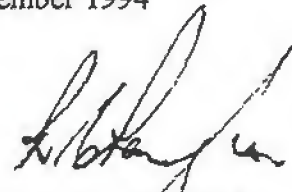
*Davie, Lovell-Smith*  
 a Partner Ltd in Association with Lambton & Co Ltd  
 PLANNERS ■ SURVEYORS ■ ENGINEERS  
 29 Bevan Street, Christchurch 1, New Zealand  
 Tel: 03 336 4444 Fax: 03 336 4444 Telex: 03 336 4444

MARLBOROUGH DISTRICT  
 COUNCIL  
 PROPOSED ZONING CHANGE

NORTHPOINT VERTICAL  
 SCALE 1 : 4000  
 DATE DECEMBER 1993  
 B. 1622

**Resource Management Act 1991**  
**Change to the District Plan No. DP/17**  
**"Freswick Street Activity Area"**

Certified a true and correct copy of the change to the Blenheim Section  
of the Transitional Marlborough District Plan approved by resolution of the  
Marlborough District Council on 3 November 1994

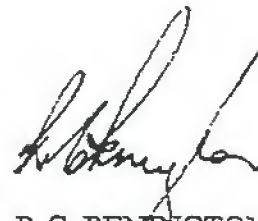


**R C PENINGTON**  
**GENERAL MANAGER**

The Common Seal of the Marlborough District Council was hereunto affixed this 3<sup>rd</sup> day of  
*NOVEMBER*, 1994 in the presence of:



**L F McKENDRY**  
**MAYOR**



**R C PENINGTON**  
**GENERAL MANAGER**

Date Operative  
17 November 1994.



DP/17

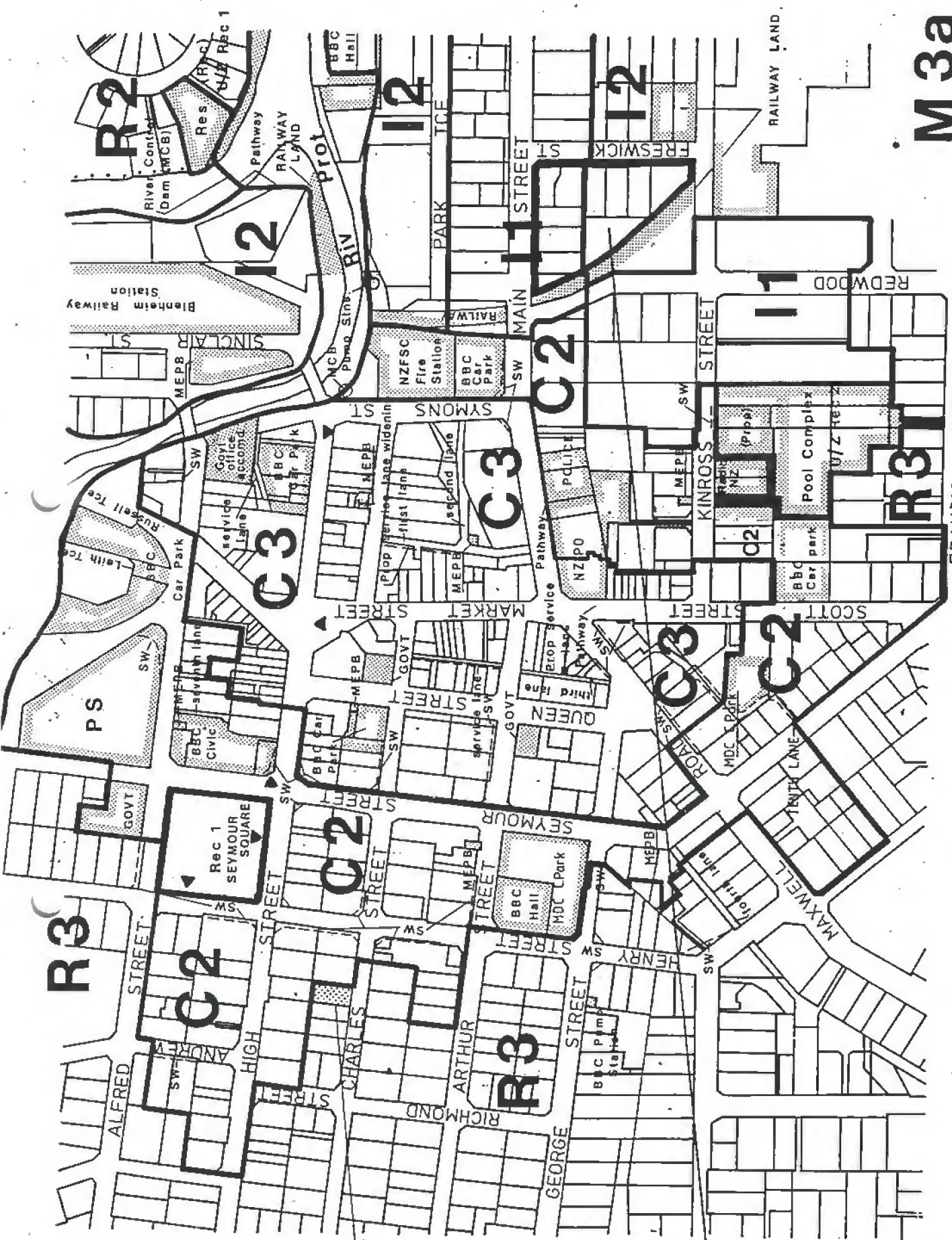
**Resource Management Act 1991**  
**Marlborough District Council**  
**Marlborough District Plan (Blenheim Section)**

**PLAN CHANGE NO. DP/17**

Rezone part Industrial 1 and balance Industrial 2 to  
"Freswick Street Activity Area",  
Main, Freswick and Kinross Streets, Blenheim

**Amendments to the District Plan**

1. Additions to the Scheme Statement at Clause 4.3. (Page 31)
2. Additions to the Scheme Ordinances at Clause 5.5. (Pages 125a - 125d)
3. Changes to Planning Maps 3 and 3a.
4. The addition of the definition of 'Primary Indicator' in Ordinance 1. (Page 78)



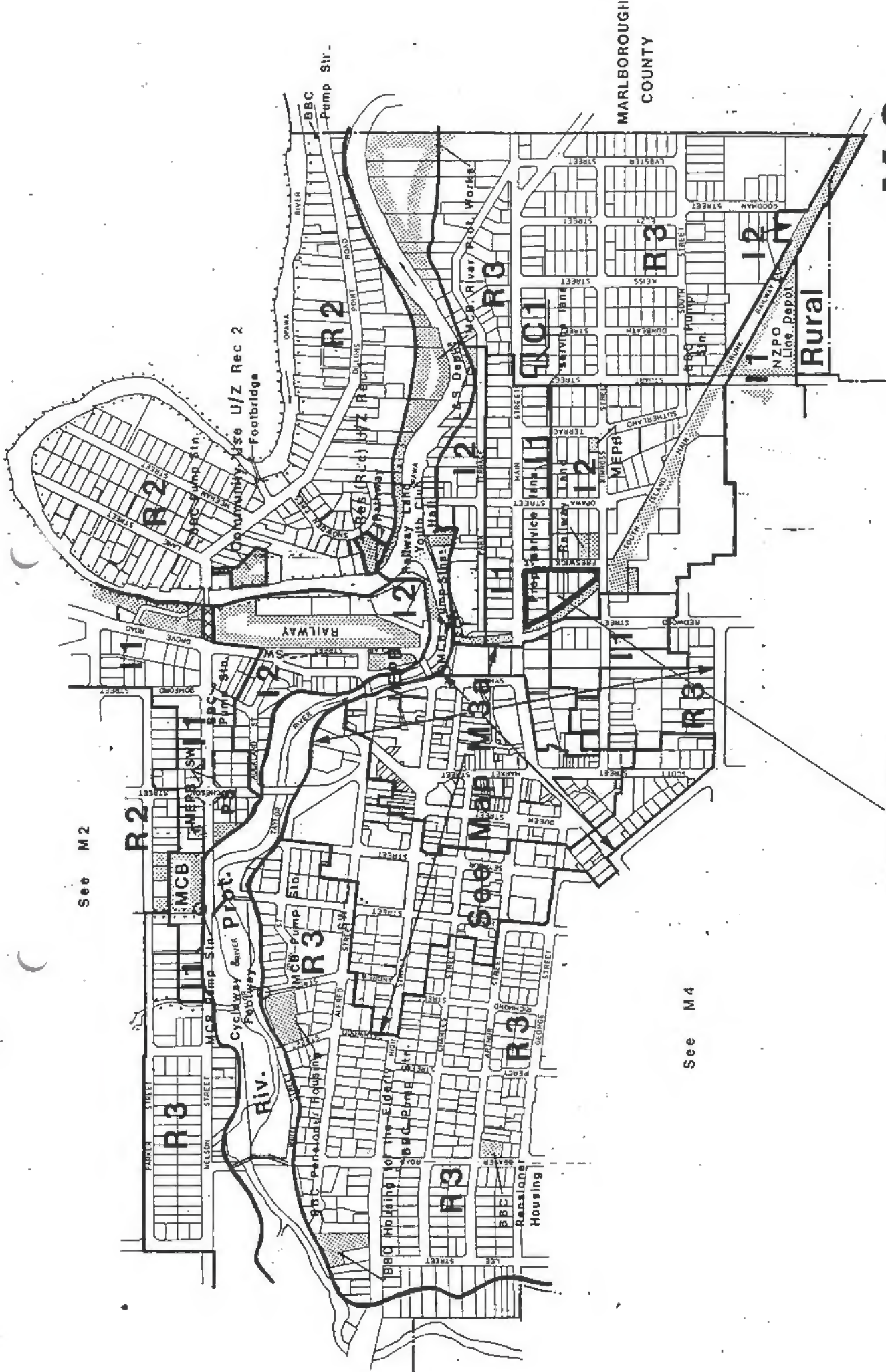
# M3a

## CENTRAL BUSINESS DISTRICT

DEPT. OF JUSTICE -  
NON RESIDENTIAL PERIODIC  
DETENTION CENTRE

RESWICK STREET  
ACTIVITY AREA





# M 3 BLENHEIM

FRISWICK STREET  
ACTIVITY AREA

See M2

See M4

See M1

**Resource Management Act 1991**

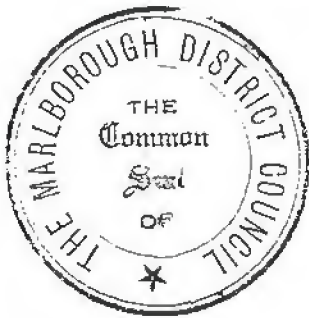
**Change to the District Plan No. DP/21**

**"Roseneath Lane, Adams Lane and Murphys Road, Blenheim"**

Certified a true and correct copy of the change to the Blenheim and Wairau Plains Section of the Transitional Marlborough District Plan approved by resolution of the Marlborough District Council on 15 December 1994

R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 9<sup>TH</sup> day of *MARCH* 1995 in the presence of :



*L F McKendry*

L F McKENDRY  
MAYOR

*R C Penington*

R C PENINGTON  
GENERAL MANAGER

Date Operative  
9 March 1995.

**Resource Management Act 1991**

**Marlborough District Council**

**Marlborough District Plan (Blenheim and Wairau Plains Section)**

**PLAN CHANGE NO. DP/21**

Rezone Rural A to Residential 2,  
Roseneath Lane, Adams Lane and Murphys Road, Blenheim

**Amendments to the District Plan**

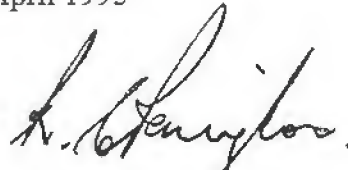
1. Amend Planning Map M1 of the Blenheim Section of the Transitional Marlborough District Plan by including the land shown on the un-numbered attached plan.
2. Amend Planning Map W1 of the Wairau Plains Section of the Transitional Marlborough District Plan to correspond with 1. above.
3. Change the zoning from Rural A to Residential 2.

**Resource Management Act 1991**

**Change to the District Plan No. DP/23**

**Amendments to the Wairau Plains Section of the Transitional Marlborough District Plan in respect of the height definition and bulk and location requirements**

Certified a true and correct copy of the change to the Wairau Plains Section of the Transitional Marlborough District Plan approved by resolution of the Marlborough District Council on 6 April 1995

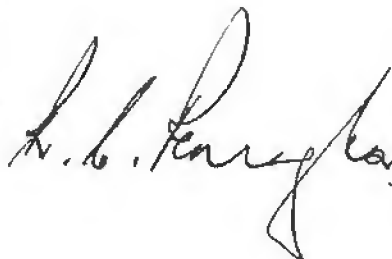


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this       day of  
1995 in the presence of :



L F McKENDRY  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
24 April 1995.

**Resource Management Act 1991**  
**Marlborough District Council**  
**Marlborough District Plan (Wairau Plains Section)**

**PLAN CHANGE NO. DP/23**

Amendments to the Wairau Plains Section of the Transitional  
Marlborough District Plan in respect of the height definition and bulk  
and location requirements

**Amendments to the District Plan**

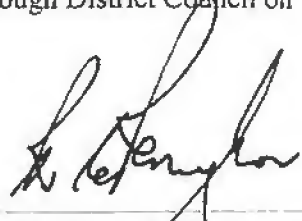
1. Alter the definition of height in the Wairau Plains Section of the Marlborough District Plan (as attached).
2. Change the bulk and location requirements on the residential zone of the Wairau Plains Section of the Marlborough District Plan (as attached).

Resource Management Act 1991

Change to the District Plan No. DP 34

Former Parks and Reserve Depot and Assembly of God Church,  
Nelson Street, Blenheim

Certified a true and correct copy of the change to the Blenheim Section of the Transitional Marlborough District Plan approved by resolution of the Marlborough District Council on 28 September 1995.

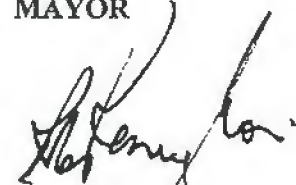


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 28<sup>th</sup> day of Sept. 1995 in the presence of:



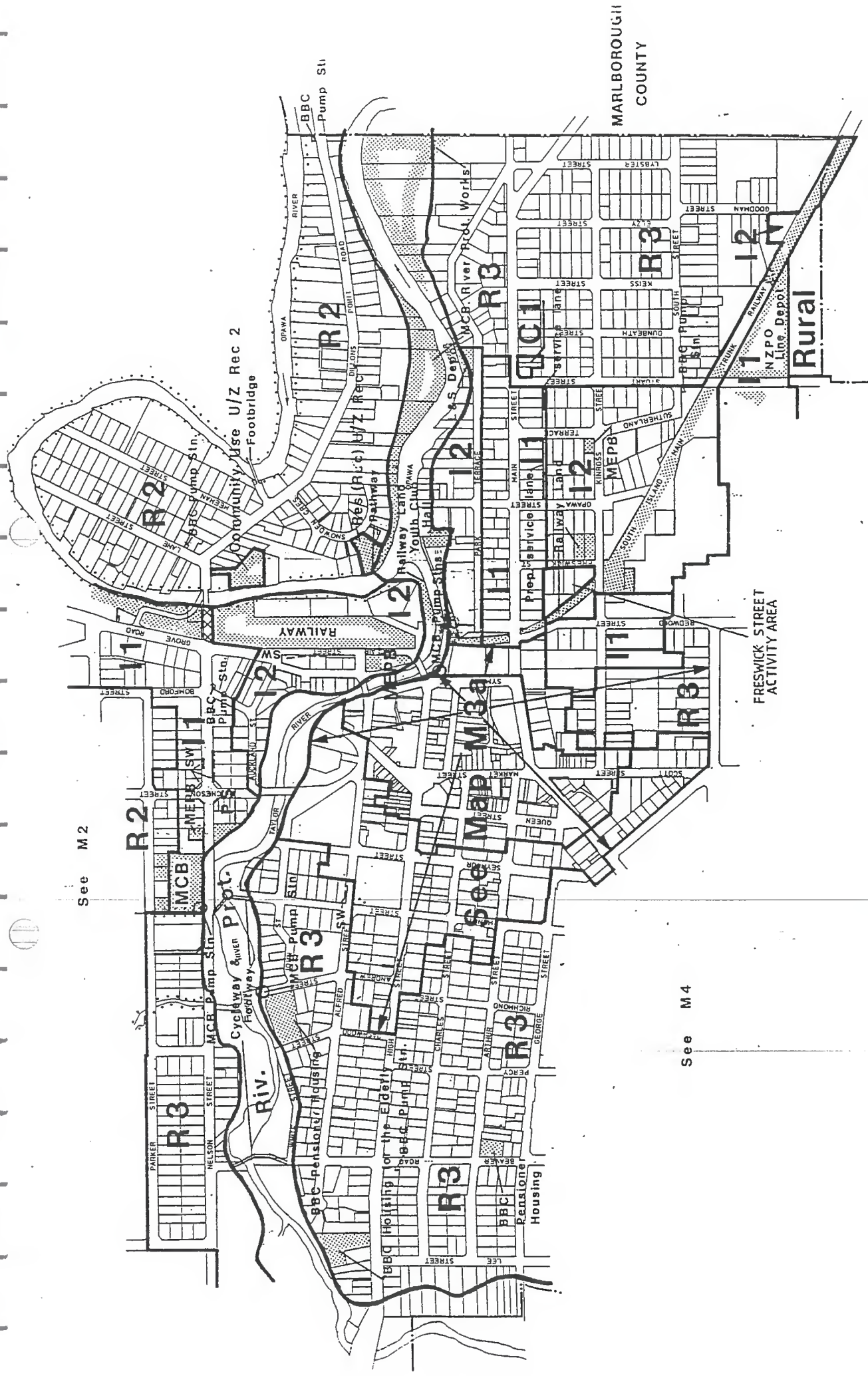
L F McKENDRY  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
16 October 1995.





# BLenheim

## M 3

DP 34 14-10-95  
 2-9-83 18.9.87  
 11-3-85  
 24-6-85

MARLBOROUGH  
 COUNTY

See M 2

See M 4

See M 1

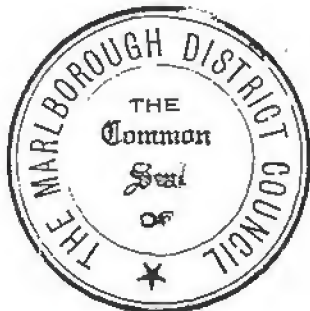
**Resource Management Act 1991**  
**Change to the District Plan No. DP 35**  
**Waikawa Bay, Picton**

Certified a true and correct copy of the change to the Picton Section and Marlborough Division of the Transitional Marlborough District Plan approved by resolution of the Marlborough District Council on 28 September 1995.

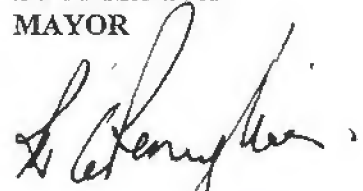


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 28<sup>th</sup> day of SEPT. 1995 in the presence of:



L F McKENDRY  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
16 October 1995.

**Resource Management Act 1991**  
**Change to the District Plan No. DP 35**  
**Transitional Marlborough District Plan (Picton Section and**  
**Marlborough Division)**

**PLAN CHANGE NO. DP 35**

**Rezone Rural Land above Waikawa Bay for Residential**  
**Development**

**Amendments to the District Plan**

1. Planning Maps 1 and 6 of the Picton Section of the Transitional Marlborough District Plan have been amended as attached.
2. Amend Planning Maps 47 and 47a of the Marlborough Division of the Transitional Marlborough District Plan as attached.
3. Add a further policy (k) to Part 2.12 of the Picton Section of the Transitional Marlborough District Plan as shown on amended page 47 attached.
4. Add a further sentence to Ordinance 3.2.3 of the Picton Section of the Transitional Marlborough District Plan as shown on amended page 68 attached.
5. Add a further sentence to clause 6.3.1 and alter the area specified in clause 6.3.3, in Part III of the Marlborough Division of the Transitional Marlborough District Plan as shown on amended page 10B attached.
6. Add a further sentence to clause 2.4 "Allotment Area" in Ordinance III of the Marlborough Division of the Transitional Marlborough District Plan as shown on amended page 66 attached.
7. Add a new Appendix 26 to the Picton Section of the Transitional Marlborough District Plan.
8. Add a new Appendix XI to the Marlborough Division of the Transitional Marlborough District Plan.

## Resource Management Act 1991

### Changes to the District Plan No. **DP 32 & 37**

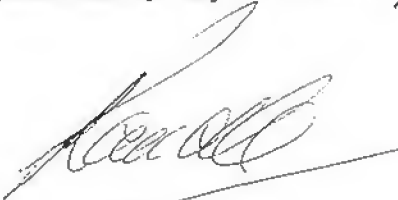
### 60 Colemans Road and 44 Murphys Road, Blenheim

Certified a true and correct copy of the changes to the Blenheim Section and Wairau Plains Section of the Transitional Marlborough District Plan approved by resolution of the Marlborough District Council on 14 December 1995.

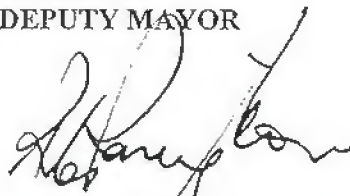


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 16<sup>th</sup> day of *JANUARY* 1996 in the presence of:



L RANDLE  
DEPUTY MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
26 January 1996.

**Resource Management Act 1991**

**Marlborough District Council**

**Changes to the Transitional Marlborough District Plan (Blenheim  
Section and Wairau Plains Section)**

**PLAN CHANGE NO. DP 32 & 37**

**Rezone 60 Colemans Road and 44 Murphys Road, Blenheim from  
Rural A (Wairau Plains Section) to Residential 2 (Blenheim  
Section)**

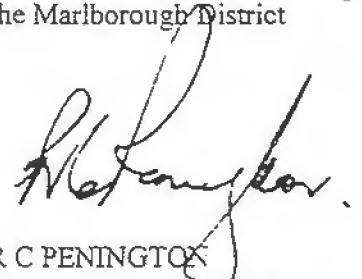
**Amendments to the District Plan**

1. Planning Map W1 of the Wairau Plains Section of the Transitional Marlborough District Plan has been amended as attached.
2. Planning Map M1 of the Blenheim Section of the Transitional Marlborough District Plan has been amended as attached.
3. Add a new Clause 13.2.8 of Ordinance 13 of the Blenheim Section of the Transitional Marlborough District Plan as shown on new pages 162A and 162B as attached.

DP 26

Resource Management Act 1991  
Change to the District Plan No. **DP 26**  
Upper Redwood Street, Blenheim

Certified a true and correct copy of the changes to the Blenheim Section and Marlborough Section of  
the Transitional Marlborough District Plan approved by resolution of the Marlborough District  
Council on 4 July 1996.

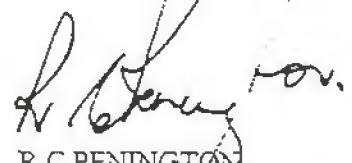


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this *11th* day of *July*  
1996 in the presence of:



E I DAVIDSON  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
26 July 1996.

**Resource Management Act 1991**

**Marlborough District Council**

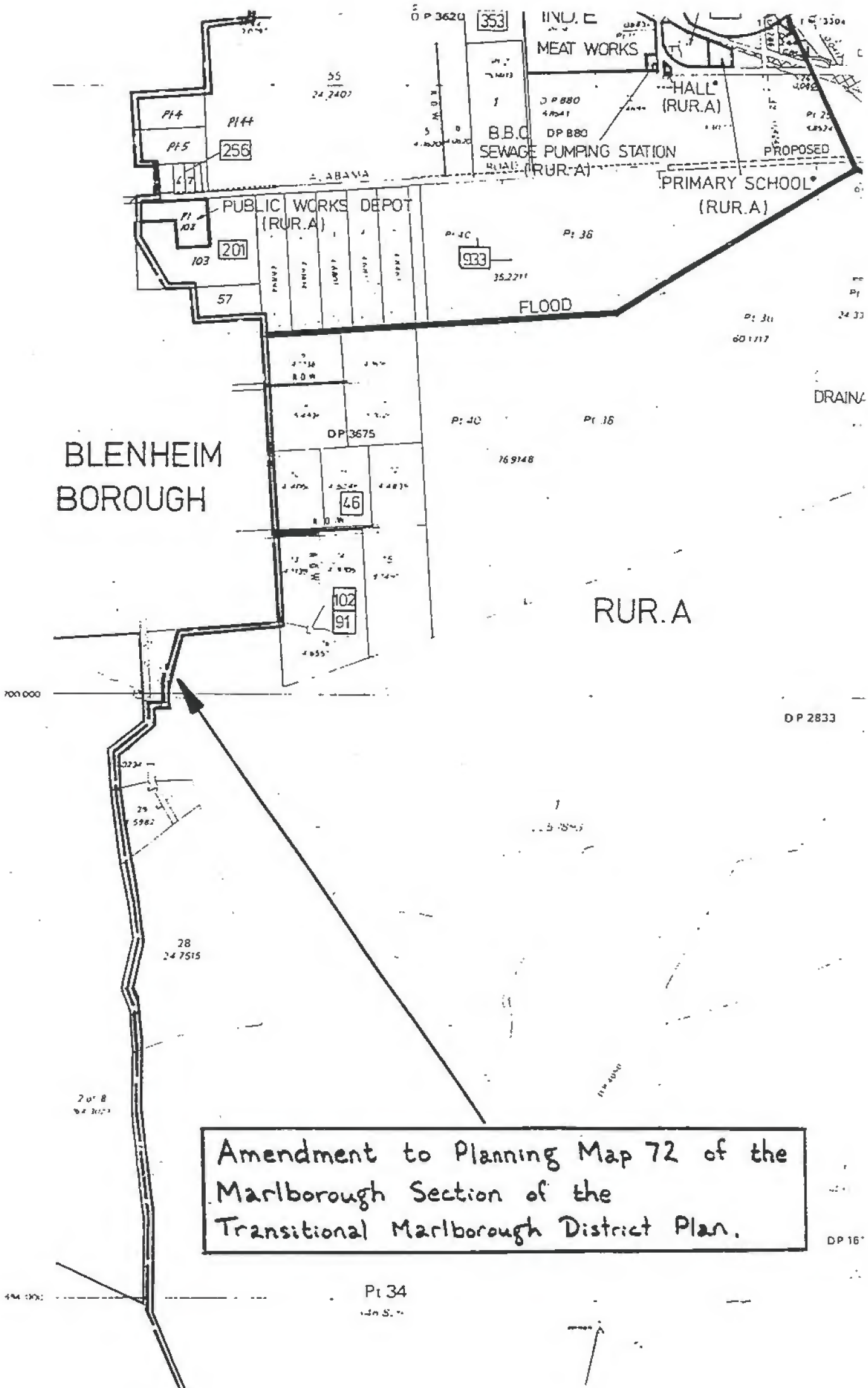
**Changes to the Transitional Marlborough District Plan (Blenheim  
Section and Marlborough Section)**

**PLAN CHANGE NO. DP 26**

**Rezone Upper Redwood Street, Blenheim from Rural A  
(Marlborough Section) to Residential 1 (Blenheim Section)**

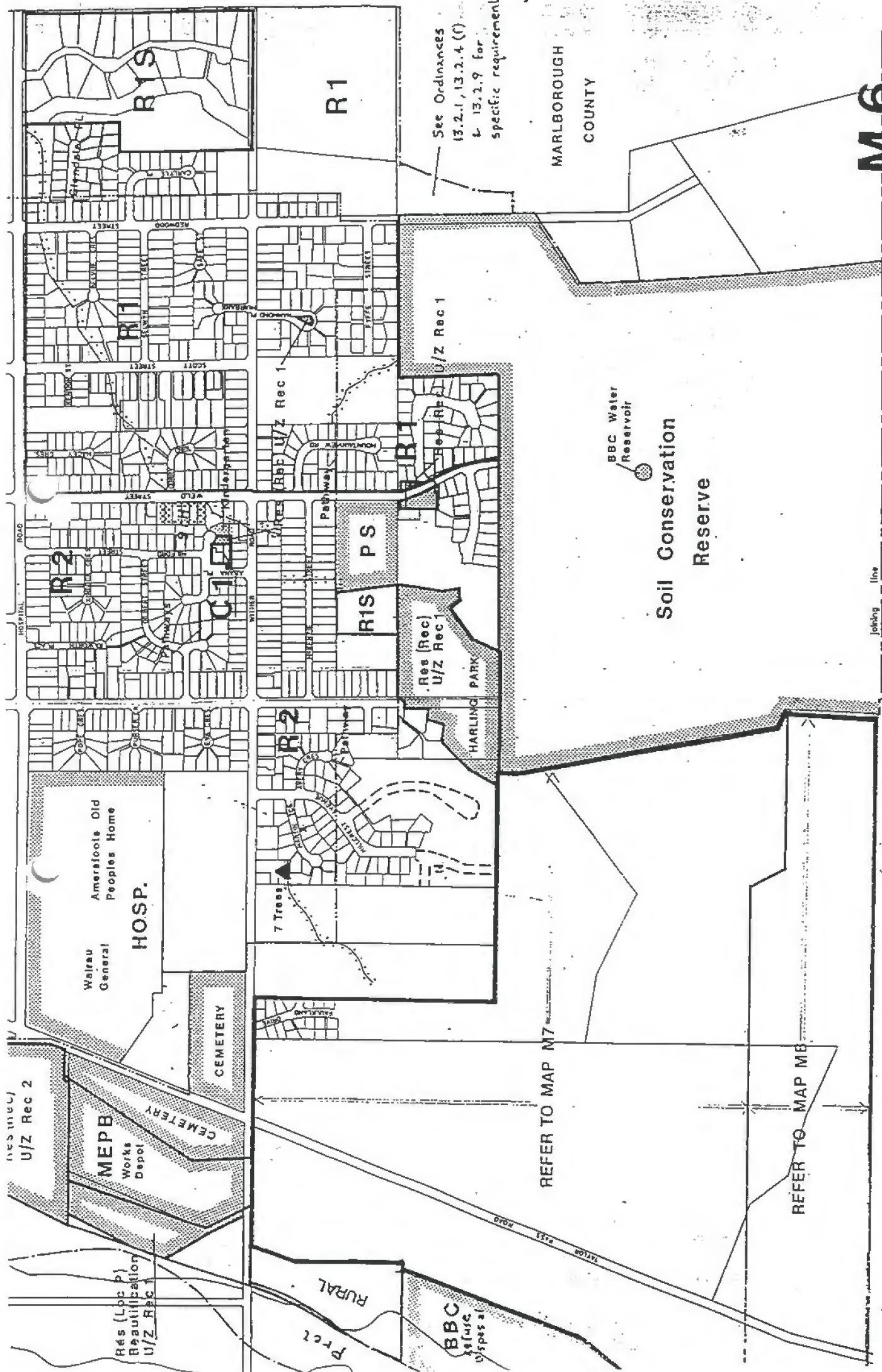
**Amendments to the District Plan**

1. Planning Map of the Marlborough Section of the Transitional Marlborough District Plan has been amended as attached.
2. Planning Map M6 of the Blenheim Section of the Transitional Marlborough District Plan has been amended as attached.
3. Additions to clause 4.2 of the Scheme Statement (Blenheim Section) as shown on amended pages 29 and 30 attached.
4. Additions to clauses 13.2.1 and 13.2.4, and a new clause 13.2.9 of Ordinance 13 (Blenheim Section) as shown on amended pages 159-162b attached.



Amendment to Planning Map 72 of the Marlborough Section of the Transitional Marlborough District Plan.





See Ordinances  
13.2.1, 13.2.4 (f)  
& 13.2.9 for  
specific requirement

MARLBOROUGH  
COUNTY

M-6

Soil Conservation  
Reserve

BBC Water  
Reservoir

REFER TO INDEX

Joining line

REFER TO MAP M7

REFER TO MAP M8

WITHERLEA

26-7-96 10-12-82

U/Z Rec 2

R4s (Lpc p)  
Rehabilitation  
U/Z Rec 1

Wairau General  
HOSP.

MEPB  
Works  
Depot

CEMETERY

CEMETERY

CEMETERY

Amerisfoots Old  
Peoples Home

7 Trees

R2

R2

R1S

PS

R1S

R1S

U/Z Rec 1

U/Z Rec 1

U/Z Rec 1

U/Z Rec 1

R1

R1

R1

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**Resource Management Act 1991**  
**Change to the District Plan No. DP 43**  
**Hospital Road Reserve, Blenheim**

Certified a true and correct copy of the changes to the Blenheim Section of the Transitional Marlborough District Plan approved by resolution of the Marlborough District Council on 4 July 1996.

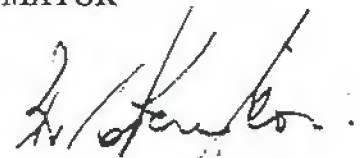
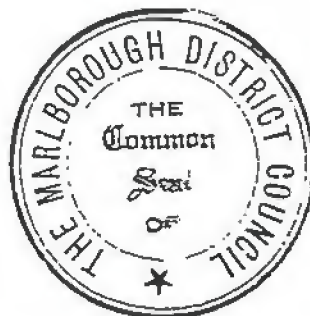


R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed this 11<sup>th</sup> day of July 1996 in the presence of:



E I DAVIDSON  
MAYOR



R C PENINGTON  
GENERAL MANAGER

Date Operative  
26 July 1996.

DP 43

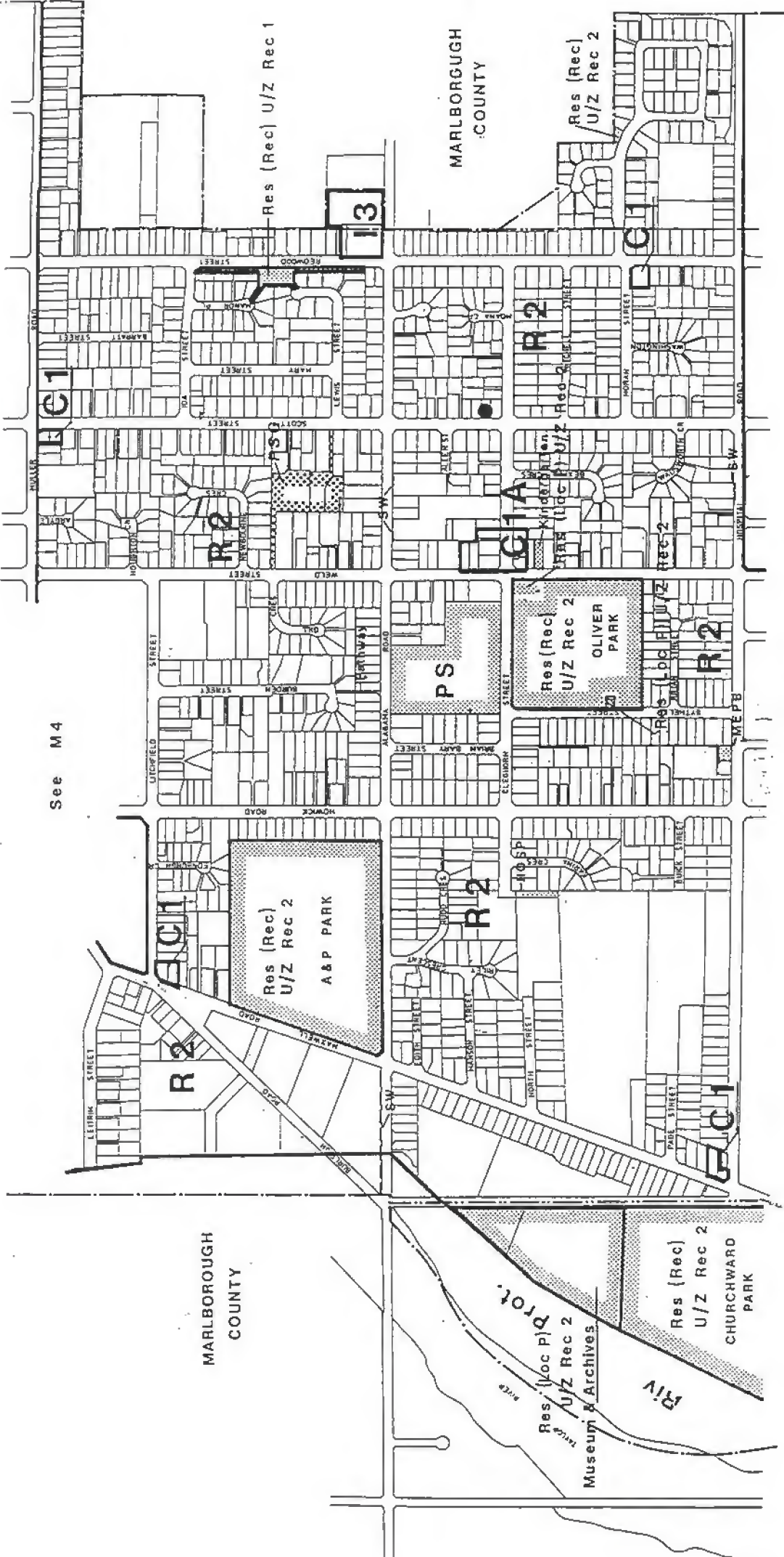
**Resource Management Act 1991**  
**Marlborough District Council**  
**Changes to the Transitional Marlborough District Plan**  
**(Blenheim Section)**

**PLAN CHANGE NO. DP 43**

**Rezone Hospital Road Reserve, Blenheim from Recreation 2 to**  
**Residential 2 (Blenheim Section)**

**Amendments to the District Plan**

1. Planning Map M5 of the Blenheim Section of the Transitional Marlborough District Plan has been amended as attached.



See M4

Sec M6

MARLBOROUGH COUNTY

MARLBOROUGH COUNTY

# M 5 REDWOODTOWN

10-12-82 16-7-96  
7/1

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## MARLBOROUGH DISTRICT COUNCIL

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### Public Notification of Change to the Transitional Marlborough District Plan

PUBLIC NOTICE is hereby given that the following change to the Transitional Marlborough District Plan have been approved by the Council by resolution passed at its meeting held on 27 February 1997.

#### Resource Management Act 1991

**Part Plan DP 40:** Marlborough Section: "Tourist Development (Marlborough Ridge Resort) Zone".

The Council has resolved that such change to the Transitional Marlborough District Plan shall come into operation on Wednesday 2 April 1997.

Copies of the plan change as approved have been deposited in the Seymour Street office of Council, the Picton Service Centre, the Picton and Blenheim Libraries, and may be inspected without fee by any person who so requires at any time that office is open to the public.

For enquiries please contact Neil Morris ph 578 5249.

Dated at Blenheim this 17th day of March 1997.

W J D OLLIVER  
MANAGER, RESOURCE MANAGEMENT  
& REGULATORY DEPARTMENT  
Pursuant to a delegation given to me by the  
Marlborough District Council

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Please insert - Marlborough Express, Combined Ad, Thursday 20 March 1997.

PLEASE CHARGE AT LOCAL AUTHORITY RATES and on your invoice please quote No. R191.

IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of a reference to the Environment Court  
under Clause 14 of the First Schedule to  
the Act

BETWEEN MARLBOROUGH RIDGE LIMITED

(RMA 449/96 and 602/96)

Referrer

AND MARLBOROUGH DISTRICT  
COUNCIL

Respondent

BEFORE THE ENVIRONMENT COURT

Her Honour Judge Kenderdine sitting alone pursuant to s.279 of the Act

IN CHAMBERS at Wellington

CONSENT TO APPLICATION TO APPROVE PART OF A PROPOSED PLAN CHANGE  
FOR TOURIST DEVELOPMENT (MARLBOROUGH RIDGE RESORT) ZONE

HAVING READ the notice of reference and the reply of the respondent AND UPON HEARING  
counsel for the parties AND UPON CONSIDERING the Notice of Motion for Consent to Approve  
Part of a Proposed Plan Change and the affidavit of Walter James David Olliver, Resource  
Management and Regulatory Manager for the Marlborough District Council filed in support of the  
application AND UPON CONSIDERING all supporting documentation THE ENVIRONMENT  
COURT HEREBY CONSENTS as follows:

The part of the Tourist Development (Marlborough Ridge Resort) Zone attached to this order  
marked Appendix A has not been subject to any appeals as to the extent to which it has been



approved by the Marlborough District Council. Accordingly, to that extent, it is approved in part and may be made operative by the Marlborough District Council with the consent of this Court.

An appeal to the Environment Court (RMA 602/96) remains outstanding by the zone requester, Marlborough Ridge Limited, seeking an extension of the area to be incorporated within the Tourist Development (Marlborough Ridge Resort) Zone. The Zone Statement, Concept Plans and Rules are notated where the appeal may lead to them being increased in terms of boundaries, if that appeal is allowed.

DATED this 21<sup>st</sup> day of February 1997

*S.E. Kenderdine*

S E Kenderdine  
Environment Judge



# Tourist Development (Marlborough Ridge Resort) Zone

## 1. Zone Statement

The zone is formulated to accommodate tourist development which can build upon, and enhance recreational, cultural and commercial opportunities in the region. It adjoins a golf club, and will provide a considerable range of outdoor and indoor sporting and recreational opportunities. It will include viticultural activity and other rural based attractions. The zone is well located close to the airport, to Blenheim and to major tourist attractions and clear of land of high value for food production. In addition, the zone will provide for opportunities to live in a rural environment in a variety of property sizes and thus remove pressure from more valuable productive land.

The zone is generally confined to a ridge running south from New Renwick Road to the east of the golf course. It also includes an area of flat land adjacent to New Renwick Road and a small lake providing an area of ecological and recreational value.

The Marlborough Ridge Resort will contribute significantly to tourism and economic development within the district and the region. This will arise through employment generated by the resort, the beneficial input of increased tourist numbers to the region, and the avoidance of urban pressures on land of high productive value. Given the significance of the proposed development, it is appropriate to provide a separate zoning which recognises the special site attributes and provides for its proper development.

The ridge is of lesser productive value than the flats and will be reserved for non-productive developments. There is a continuing demand for people to live or to have a holiday home in a non-urban environment close to recreation and amenity space and within reasonable commuting distance. This zone provides an opportunity to accommodate demand for low density residential development in a sensitive manner and at the same time preserving natural habitats and visual amenity, and high value productive land.

The zone provides for rural-residential activities and subdivisions for small rural lots with an average area of approximately one hectare, although no land has been zoned specifically for these purposes.

The zone is located within a rural environment and it is desirable that it does not compromise legitimate farming activity. The potential incompatibility of intensive rural productive activities and urban land use is mitigated partly through the provision of a buffer area at the road frontage of the property, and partly through rules which provide performance standards reflecting the needs of productive activities to operate within reasonable limits. These rules specifically recognise that productive activities should not be compromised by the addition of this zone and the proposed development in the zone.

### 1.1 Objective

*To provide for the development of tourist and recreational facilities in the zone and at the same time, conserving and enhancing the physical, scenic and ecological values of the area.*



### **Explanation**

The site is well placed close to the major transportation network and in particular, the airport, to offer convenience of access to visitors. It is located adjacent to a major recreational facility (the golf course) and the major attraction of the Marlborough wine trail. Spectacular views and natural features of lake and wetland can be taken advantage of to enhance the attractiveness of the site and of the district in general.

## **1.2 Objective**

*To provide for limited comprehensive and co-ordinated medium to low density residential development to give a variety of residential and rural opportunities, lifestyle options and land uses.*

### **Explanation**

The site offers opportunities for low density residential development for urban people wishing to live in a more rural environment. The provision of this relieves pressure for residential use of land of high productive value, and enhances opportunities for recreational development, and tourist attractions.

The scale of the development will be limited to a maximum of 103 household units and 20 self contained units associated with the resort (in addition to the hotel development) to ensure that the zone remains in scale with its rural surroundings.

## **1.3 Objective**

*To ensure that necessary services can be provided to and for development within the zone without adversely impacting on the environment and without affecting the amenities of the area.*

### **Explanation**

Development will result in a considerable number of people residing within the zone, both as tourists and permanent residents. The Council will require the developers of the resort to ensure that adequate essential services can be provided. These include:

- Sewage Disposal and Water Supply

There will be a requirement for the complete development to be linked to Blenheim's reticulated sewerage and water supply systems. Because of the proximity of the urban area, it is practicable to link with this, and the Council and the developer will work together to accomplish this. The Council has sufficient capacity for water supply and for sewage collection in the Blenheim system to service development at the Marlborough Ridge Resort. The developer will be expected to meet all costs involved in servicing the development.

- Stormwater

The disposal of stormwater from individual properties and from the zone in total needs to be provided by the developer in such a manner that does not cause land instability or flooding.

## **1.4 Objective**

*To ensure that all development is carried out in a comprehensive manner in terms of an appropriate and agreed strategy.*

### Explanation

Full development within the Tourist Development Zone will extend to the next century. A comprehensive range of sporting, leisure and tourist activities will be undertaken within the zone, together with conference, commercial, hotel and other residential uses. The focus of the sporting activities will be the neighbouring golf course and the provision of other activities and residential use is to be related to this. The central area of the zone will be comprised of the hotel complex, on the periphery of which will be other recreational activities and clusters of residential dwellings of different types.

In order to facilitate the orderly staged development within the zone, development will be in accordance with an overall and comprehensive development concept which recognises the character and amenities of the zone and the area within which it is located and provides for a staged programme of development of residences, hotel and landscaping. The philosophy outlined within the Concept Plan provides for and enhances the amenities of the area and ameliorates any adverse effects of development.

## 1.5 Objective

*To ensure that buildings and other structures erected within the Tourist Development Zone are appropriate to the area in which they are located, with regard to external appearance, design and colour.*

### Explanation

It is desirable that a range of design types be provided within the zone. However, it is considered important that a comprehensive design strategy be determined for the zone, and particular areas within it, that is compatible with the objectives of the zone and which minimises any adverse effects upon adjoining areas outside of the zone.

Buildings and other structures within the zone will be for the following purposes:

- Hotel Accommodation

The centre will be the focus for hotel guests within the zone. Buildings within this locality will include hotel, conference and administration facilities, shops, swimming pool and other recreation facilities.

The scale and character of the accommodation will be managed so that it is not obtrusive from outside the area and does not detract from the open space character of the zone. This will be achieved through controls on design and height of building.

- Residences

Three types of homes have been provided for to cater for the permanent or semi-permanent resident and resort visitor:

- (i) *Dwellings* arranged in clusters within maximum specified densities.
- (ii) *Dwelling units* in duplex or single configuration, single or two storeyed, with private driveway and garage facilities and private courtyard areas.
- (iii) *Rural dwellings* on sites of approximately 1 hectare in areas specified.

### Location of Dwellings

Areas appropriate for the location of residences are shown on the Concept Plan. No dwellings will be permitted outside of these areas, unless otherwise approved by the Council.

### Covenants and Controls

All buildings within each particular residential area will follow a unified design theme based on the pitched roofed form and they will be sited to ensure each has a view and is closely related to the rural environment. Tree planting to integrate these buildings into their landscape setting is to be undertaken in advance of building construction. Building design will be controlled by the developer through covenants to ensure a high standard of development.

- Recreation Facilities

A number of recreational facilities will be located adjacent to the entrance of the zone. These will be available for public use and may include tennis courts, water gardens, restaurant, viticultural museum and associated facilities. The area suitable for these activities is shown on the Concept Plan, and unless otherwise approved by the Council, buildings associated with the above uses will not be permitted outside of the area.

Location and design of buildings will be appropriate to their function and use. Natural materials and colours will be favoured. Tree planting to integrate these buildings into their landscape setting is to be undertaken in advance of building construction.

## 1.6 Objective

*To implement a comprehensive land use and landscape development concept for the zone, allowing at the same time a reasonable degree of flexibility within Council's discretionary powers.*

### Explanation

In order to provide the public and the Council with an indication of the form that development will take, Concepts Plans are included as part of the zone provisions for land use, development and landscaping.

Minor amendments to the Concept Plan, such as changes to the location or design of houses, will be considered by the Council through the non-notification procedure, but no increase in the number of residential households or self-contained resort units will be allowed, to that shown in the new zone as consented to.

In assessing any application, the Council will consider:

- (a) The reasons for which the changes are sought.
- (b) The impacts of those changes upon the amenities of the zone and the wider area.
- (c) The ability to minimise any adverse effects which may arise as a consequence of the changes.

## 1.7 Objective

*To provide as of right for those activities which can be appropriately located and established within the zone, without the need for any further controls, other than those contained within the rules.*

### Explanation

It is appropriate that a range of activities be provided for as of right within the Tourist Development Zone. These include single unit dwellings, limited farming, recreational activities, the provision of necessary roads and services and small buildings accessory to these uses.

## 1.8 Objective

*To recognise the establishment and management of activities in the zone, in that the zone is located within a rural environment, and that there are legitimate rural activities which should not thereby be restricted.*

### Explanation

Tourist Development (Marlborough Ridge Resort) Zone is a new urban zone in the midst of a productive rural area. Those productive activities must be given protection consistent with the sustainable management of natural and physical resources, to provide a climate of certainty for the future protection and development of the area. In particular the addition of the Tourist Development (Marlborough Ridge Resort) Zone will not result in performance standards for productive rural activities in adjoining and nearby rural areas, greater than could be anticipated in any rural environment distant from urban areas. There is a limit to rules that can be imposed with respect to this objective, because much of the land potentially impacted by activities in the zone lies outside of the zone. Noise standards and other performance standards for the zone reflect the location in the midst of productive rural areas.

Private covenants on each residential title will include provisions to reflect its location in close proximity to productive rural areas, and the "working rural environment" philosophy.

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## 2. Rules

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### 2.1 Permitted Activities - Tourist Development Zone

The following activities are listed as permitted within the zone, provided that they conform with the Concept Plan and the development staging prescribed in Rule 2.5.1 for the Tourist Development Zone, and the permitted activity standards specified.

- (a) Single unit dwellings (1 per lot) in residential and rural residential areas defined in the Concept Plan, provided that they are constructed in accordance with the staging prescribed in the Concept Plan and Rule 2.5.1.
- (b) Recreational facilities (both grounds and buildings) for active and passive purposes, including but not limited to those for the purpose of golf, tennis, swimming, health and fitness - within recreation and rural areas defined in the Concept Plan.

- (c) Nurseries for the growing of trees, bushes and other plants, mainly for planting in the zone - within the rural areas defined in the Concept Plan.
- (d) Vineyards and horticulture on lots 2,000 m<sup>2</sup> or greater.
- (e) Grazing of animals on lots 2,000 m<sup>2</sup> or greater.
- (f) Dams and other structures for the retaining of water, associated lakes, ponds, wetlands and streams in the recreation and conservation areas defined in the Concept Plan.
- (g) Professional offices and home occupations provided these are ancillary to the principal dwelling activity and located within the residential areas defined in the Concept Plan.
- (h) Buildings accessory to the above, including pumping stations and transformers and associated structures, providing that such buildings do not exceed an area greater than 25 m<sup>2</sup>.
- (i) Planting and harvesting of woodlots in rural, rural residential and conservation areas defined in the Concept Plan.

## 2.2 Controlled Activities - Tourist Development Zone

The following activities are listed as controlled within the zone, provided that their location conforms with the Concept Plan for the Tourist Development Zone and they do not contravene any permitted activity standards.

- (a) One hotel with minimum accommodation of 140 units, provided that a maximum of 20 of those units may be self-contained units, as shown on the Concept Plan. The hotel should be constructed in two stages with Stage 1 a minimum of 36 units and further stages, a minimum of 104 units. At least the first stage of the hotel must be completed or irrevocably committed before the second stage of the residential development is commenced.

Terms and Standards - A condition of any resource consent which includes hotel accommodation will require that the operator of the hotel notify every guest in writing of matters relating to public safety and the operation of vineyards, and the expected effects of viticulture such as bird scarers, sprays and helicopters, appropriate to the time of the year.

- (b) Conference and theatre facilities in the hotel area defined by the Concept Plan.
- (c) Restaurants, cafes, bars in hotel or recreation areas defined by the Concept Plan.

The matters over which the Council reserves control for the purpose of assessment of (a), (b) and (c) are appearance and location of buildings and car parking.

- (d) Shops servicing the day to day needs of persons residing within or visiting the zone - in hotel or recreation areas defined by the Concept Plan.

The matters over which the Council reserves control for the purpose of assessment are appearance, location, scale, number and carparking.

- (e) Subdivision to provide lots for single unit dwellings within residential and rural residential areas defined in the Concept Plan, provided that the specified number

of lots for each area defined in the Concept Plan is not exceeded and all permitted activity standards in Rule 2.5 for subdivision are complied with.

The matters over which the Council reserves control for the purpose of assessment are: the design, appearance and layout; landscaping; provision of nominal building sites; provision of services; and declining a subdivision that does not meet s.106 of the Resource Management Act.

#### **Assessment Criteria**

The Council recognises that a broad range of activities are appropriate within the zone. Given the particular nature of the zone and its location, the Council considers that all major development within the zone that involves buildings and other structures, needs to be assessed by the Council to ensure that the location and style of development complies with the overall concept for development set out in the Concept Plan and with the design standards set out in Rule 2.5.7.

Resource consents need not be notified.

In assessing non-notified applications for controlled uses, the Council shall have regard to the following matters:

- (i) The topography of the site, its vegetative cover, slope stability, gully erosion and the opportunity to minimise the impacts of any buildings or structures.
- (ii) Any effects on existing vegetation or trees.
- (iii) Proposals to integrate such buildings and structures into their landscape setting.
- (iv) The appropriateness of materials used in construction and other structures to the locality, taking into account the design criteria set out in Rule 2.5.7.

In considering applications for controlled uses, the Council may, if it wishes, seek independent professional design advice. Where such advice is sought, the opportunity will be given to the applicant to respond to and discuss any matters which are raised.

### **2.3 Limited Discretionary Activities**

- (a) Buildings which exceed the permitted height standards.

The Council restricts the exercise of its discretion in respect of the height of the buildings to a maximum of 20%.

- (b) Subdivisions which will provide lots of less than one hectare in the Rural Residential Areas, providing that Council restricts the exercise of its discretion to the location and size of the lots.
- (c) Any subdivision or building development which is not in accordance with specified staging programme, as described in 2.5.1.

The Council restricts the exercise of its discretion to the staging of subdivision and development.

Application for limited discretionary activities shall be considered without notification.

Concept plan boundaries and number of allotments subject to appeal RMA 602/96

## 2.4 Non-Complying Activities

All activities which are not permitted, controlled or limited discretionary activities.

## 2.5 Permitted Activity Standards

### 2.5.1 Staging of Development

Residential and hotel development shall be undertaken in two main stages in accordance with the Concept Plan. Development of single unit dwellings may precede hotel development providing that not more than 75 residential allotments shall be created. No subdivision shall be undertaken or residential units shall be erected in Stage 2 until the first stage of the hotel development is completed or irrevocably committed.

### 2.5.2 Landscaping

A landscaping Concept Plan is included as part of the zone's provisions. This zone landscaping will be undertaken as part of the zone development in association with roading and services development. Individual site planting does not form part of this and will be undertaken by the site owners. The zone landscaping shall be undertaken in accordance with layout and residential staging shown in the Concept Plan, and shall be completed prior to the issue, by Council, of a completion certificate under s.224(c) of the Resource Management Act for the subdivision of each stage.

### 2.5.3 Subdivision

(a) Subdivision for rural residential lots:

- Average lot area 1 hectare

(b) Subdivision for residential lots:

- Only permitted in areas identified for residential lots
- Number of lots shall be limited to the maximum number expressed for each residential area defined in the Concept Plan
- Each lot shall contain a nominal building site, the centre of which shall be located no closer than 20 metres
- Subdivisions shall be planned, designed, constructed and maintained to preserve the landscape and amenity of the area
- Specific consideration shall be given to preservation of natural topography, to preservation of significant vegetation and trees, to retention of major landforms, and to preservation of important vistas
- The dimensions, shape and location of all building sites shall be determined with maximum regard to all natural terrain features, provision of open space, topography, land stability, landscaping, road access, off-street parking, circulation, design objectives, recreational potential and other relevant features, including orientation to prevailing winds, and minimum disturbance of the natural grade.

#### 2.5.4 **Roading**

The location, alignment design, grade, width and capacity of roads within the subdivisions shall:

- Preserve natural features and topography and minimise destruction of the natural environment
- Protect public health and safety
- Require the least amount of road surface necessary to adequately serve the type and intensity of proposed land uses within the subdivision, and future traffic demand calculated according to vehicle type and anticipated volume
- Require the creation of the minimum feasible amounts of land coverage and the minimum feasible disturbance to the soil
- Provide, to the extent feasible, for the separation of motor vehicle and pedestrian traffic
- Create conditions of proper drainage
- Provide for proper landscaping

Roadways shall be laid out to encourage slow speed traffic. Vegetation shall be preserved to the greatest extent possible in the location and construction of roads. Road alignment should follow natural terrain and no unnecessary cuts and fills or vegetation removal shall be allowed.

Carriageway widths shall be 3.5 metres for private ways and a minimum of 5.5 metres in width for all other roads, including cul-de-sacs, except that the main collector is to have a minimum of 7 metres in width with provision for strategically located parking bays.

All roadways (including private ways) are to be constructed to standards specified in the District Plan.

On completion of the construction of all roadways (excluding private ways) to the satisfaction of the Council, the roadways are to be vested in the Council and will be maintained by the Council. Maintenance of private ways shall be the responsibility of the landowner(s).

#### 2.5.5 **Erosion Control**

During all stages of development, the following shall apply to mitigate the risk of erosion:

- that the extent of any vegetation removal or topsoil stripping from the site be kept to a minimum
- the provision of lined open channels to intercept surface runoff beyond the crest of any cut slopes, at the toe of any cut or fill slopes, at the edge of any sealed areas and at any other locations of concentrated runoff, such works to be in place prior to any excavations or topsoil stripping.



- the provision of appropriate surface protection to any ground which has been stripped or excavated to mitigate erosion and infiltration. In most areas this may comprise topsoil and grassing, however in areas where the deeper highly erodible loess has been exposed capping with a layer of low permeability fill or similar material may be necessary.
- the provision of a piped stormwater system to collect stormwater runoff from all sealed surfaces and open channels, such system to discharge stormwater to the lake in a controlled manner.
- the provision of appropriate backfill details to stormwater pipes and other underground services and structures to avoid creating flow paths for subsurface water.
- the avoidance of effluent soakage fields.

Applications for subdivision of residential and rural residential areas shall be accompanied by a Management Plan prepared by a registered engineer with expertise in soils, such Plan to provide guidelines for property owners to control erosion within their properties. Any subdivision consent will require that a copy of the Management Plan shall be provided to each property owner.

#### 2.5.6 Open Space

Those areas shown in the Concept Plan as “rural” and “recreation” with frontage to New Renwick Road shall be subject to “Open Space Covenants” which ensure the permanent protection of those areas for the purpose of providing a buffer between the development and the rural productive activities in the proximity, the only exception being that a dwelling for a caretaker may be provided.

All subdivisions shall be planned, designed, constructed and maintained in accordance with the Concept Plan and prescribed standards. The specification of building site separation will provide great flexibility in the location of boundaries and in individual lot sizes. There will be many opportunities for the establishment of common open space or public open space systems, especially where opportunities are taken to group building sites. The common open space may include such areas as natural resource areas, recreation areas and farmed areas. The subdivision shall indicate the means that will be used to assure the proper permanent administration and maintenance of the common open space. Such means may include:

- Vesting of open space in the Council if the Council is willing to accept such vesting
- The provisions of easements, covenants and deed restrictions binding on all purchasers of lots in the subdivision
- The creation of a homeowners’ association or other appropriate entity to which such common open space land shall be conveyed and which will have an ample source of funds, such as annual assessments on lot owners that are liens on such lots to maintain such open space
- Any other means approved by the Council that will accomplish the requirements of this rule.

### 2.5.7 Appearance

Buildings and other structures to be erected within the zone shall conform with the general design standards set out below.

(a) For buildings and other structures in the hotel and recreation areas:

- External above ground building cladding are to be predominantly natural material such as local stone, plaster rendered for a cob like appearance, timber weatherboards

(b) For residences in the residential areas defined in the Concept Plan and for recreation facilities

- Buildings within residential areas are to follow a unified design theme based on the gable roofed form
- All external above ground cladding should be of natural material such as local stone, plaster rendered for a cob like appearance and timber weatherboards
- All roofing materials should be corrugated iron roofs or shingles

### 2.5.8 Height

- Hotel, conference and theatre facilities 3 storeys (14m)
- Dwellings, recreational buildings and others 2 storeys (10m)
- All buildings shall be contained within a building envelope extending from 3m above the boundary into the site at an angle of 45°

### 2.5.9 Yards

- No building or other structure (except fences) shall be located closer than 6m to the zone boundary

### 2.5.10 Dwelling Density

- The number of dwellings shall not exceed the number specified for each residential or rural/residential area, as shown on the Concept Plan

### 2.5.11 Vehicle Parking

- Hotel complex

1 car park for every 2 units  
1 bus park for every 60 units on average. Stage 1 of the hotel development is to incorporate 1 bus parking area  
1 car park for each self-contained residential unit

- Dwellings

1 car park for each dwelling

- Other Activities

On-site carparking is to be provided at a rate that would ensure that a demand for on-street carparking is not generated

#### 2.5.12 (a) Noise

The noise level generated within the zone as measured from the boundary of the zone, or at any point within an adjoining zone, shall not exceed the following noise level ratings:

- (i) L95 sound level of 45 dBA, subject to correction, 8.00 am - 8.00 pm, Monday to Sunday
- (ii) L10 sound level (corrected noise level) of 56 dBA, 8.00 am - 8.00 pm, Monday to Sunday
- (iii) L95 sound level of 38 dBA, at all other times
- (iv) L10 sound level (corrected noise level) of 44 dBA, at all other times

Noise level shall be measured and assessed in accordance with NZSS 6801:1977 and NZSS 6802:1977. Noise shall be measured with a sound meter complying with International Standard IEC651 (1979) Sound Level Metres: Type 1.

#### (b) Bird Scaring Device

The sound from any bird scaring device or devices shall not exceed 85 dBA unweighted peak level at the boundary or notional boundary of any rural or residential dwelling provided that:

- Where the property bounds a public road the devices shall be sited in compliance with the operational siting requirements applicable to public roads.
- No bird scaring device shall be operated within:
  - 100 metres of a public road, or
  - 100 metres of any rural or residential dwelling and if sited at this minimum distance from a public road or dwelling shall have an approved anti-noise baffle erected immediately behind the device between the dwelling or the public road, or
  - 250 metres of any other bird scaring device.
  - A radius of 800 metres of any public or private hospital.
- No bird scaring device shall:
  - Be set to operate at any greater frequency than 12 times in any period of one hour.
  - Be operated between 1900 hours and 0630 hours prior to the introduction of daylight saving and 2000 hours and 0700 hours during daylight saving months.

(c) **Wind Machines for Frost Control**

Noise levels measured at 200 metres from the wind machine shall not exceed 60 dBA provided that:

- That the start-up air temperature for the machine should be no higher than 2°C.
- That the wind machine be allowed to operate during the frost danger period until the leaves of the plant are dry and the air temperature has reached 1°C.
- That the speed of the wind machine must be governed such that the top speed of the rotor does not exceed the speed of sound.
- That the wind machine be located no closer than 500 metres to a residential zone.

**2.5.13 Atmospheric Emissions**

Within any premises in the zone the best practical means shall be adopted to minimise the emission of smoke, smell and other air pollutants from the premises and to render any air pollutant harmless and inoffensive.

**2.5.14 Glare**

All exterior lighting shall be directed away from adjacent properties and the street so as to avoid detracting from the amenities of the area or adverse effects on traffic safety and aircraft operations at Marlborough Airport. No building or fence clad in metal shall be left in such a condition that the reflection of sunlight would detract from the amenity of the zone, neighbouring zones or traffic safety. All buildings are to be designed to limit any glare from these buildings from affecting aircraft operations or the Air Traffic Control Tower building.

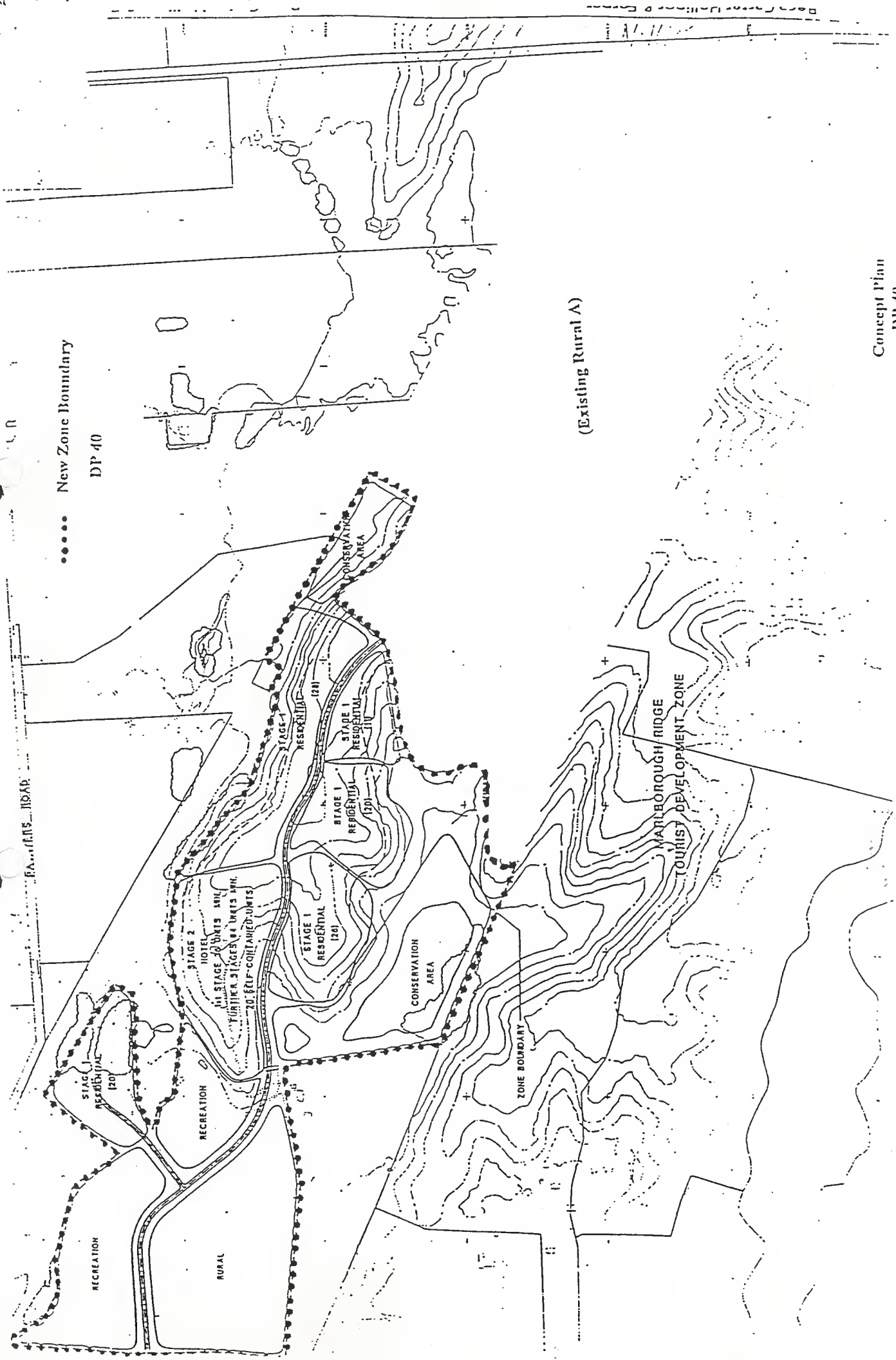
**2.5.15 Vibration**

All uses that could give rise to vibration shall be so managed and controlled so that no vibration is discernible beyond the boundaries of the zone and/or within residentially occupied premises within the zone.

**2.5.16 Electrical Interference**

All uses shall be so managed and controlled so that there is no electrical interference with television or radio reception or with the use of electrical appliances beyond the boundary of the zone or within residentially occupied premises within the zone.

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..... New Zone Boundary  
DP 40

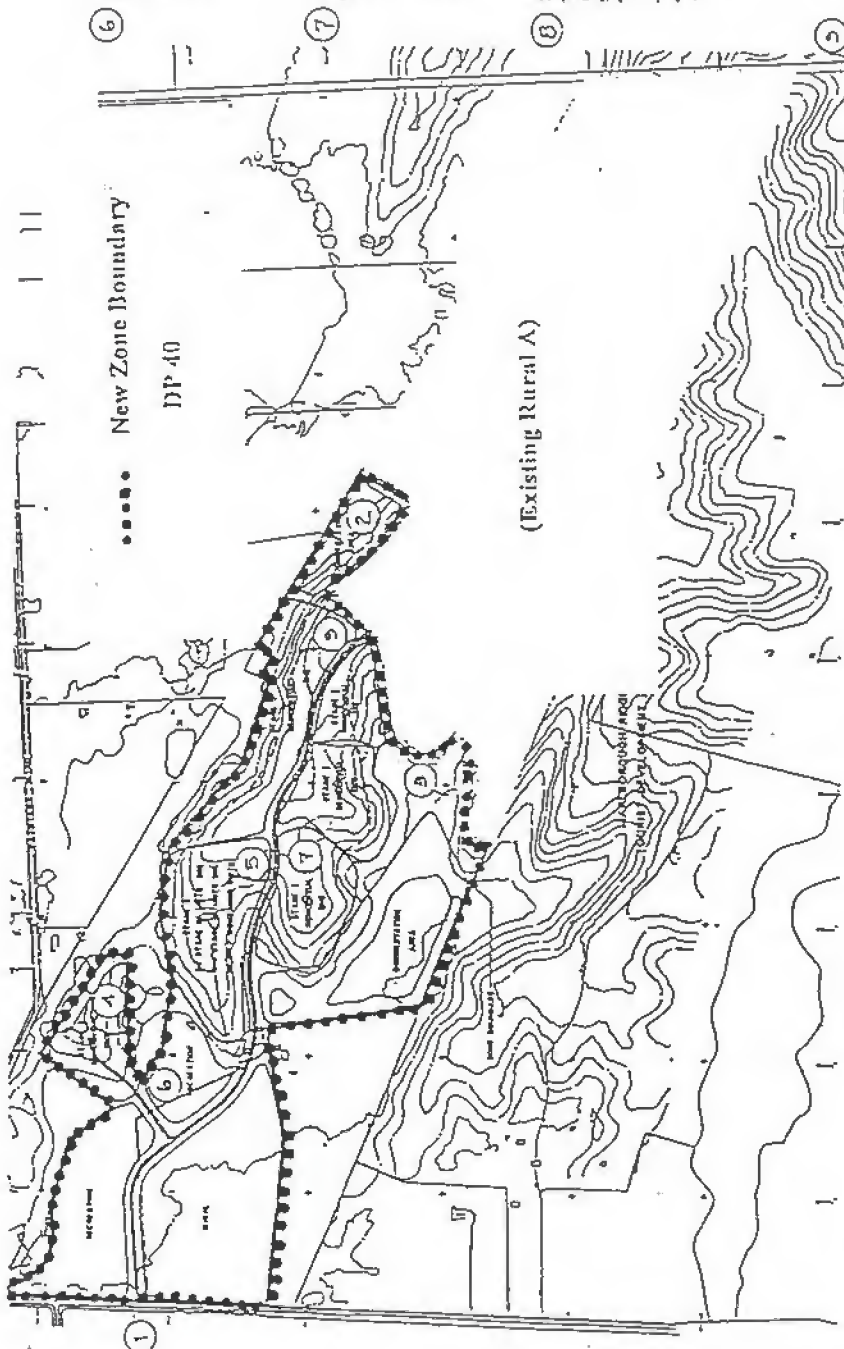
(Existing Rural A)

Concept Plan  
DP 40

MAR BOROUGHS DEVELOPMENT LTD

Beca Carter Hollings & Ferner Ltd.





**1 ENTRY & MAIN ROAD**

- Planting up at existing entrance to emphasize main to hotel
- Existing roadway supplemented up hill to hotel
- Use of a mix of deciduous & coniferous trees on both side of the road to shade and shelter.

Suggestion species: Lamb-ear, Redger  
 Olive  
 Cinnam. tree  
 American Ash  
 American Elm

**2 CONSERVATION AREA**

- Plant at intervals with suitable low spp. such as Blueberry, or similar
- WETLAND
- Zone of fern grasses & a silt bank
- 5 separate sections with suitable shrubs for trees from bank of a brook
- Exhaustive planting by self-sowing seeds
- Use of ferns & silt bank

SUGGESTED SPECIES: Grass (silt) spp  
 Calluna spp  
 Fern  
 Birch  
 Elderberry  
 Blueberry  
 1100

**3 RURAL BONE VALLEY**

- Plant a few groups of trees to create a sense of enclosure and interest for residential users

SUGGESTED SPECIES: Oak (silt) spp  
 Quercus (silt) spp  
 Oak spp  
 Elm spp  
 Red spruce

**4 FINE HILL VILLAGE**

- Plant a mix of trees to create a sense of enclosure and interest for residential users
- Plant a mix of trees to create a sense of enclosure and interest for residential users

SUGGESTED SPECIES: Oak (silt) spp  
 Quercus (silt) spp  
 Oak spp  
 Elm spp  
 Red spruce

**5 HOTEL AREA**

- Plant a mix of trees to create a sense of enclosure and interest for residential users
- Plant a mix of trees to create a sense of enclosure and interest for residential users

SUGGESTED SPECIES: Oak (silt) spp  
 Quercus (silt) spp  
 Oak spp  
 Elm spp  
 Red spruce

**6 RECREATION AREA**

- Planting is designed to complement existing landscape
- Large specimen trees are planted in dense groups to create a sense of enclosure
- Planting is designed to complement existing landscape

**7 RESIDENTIAL AREA - WEST**

- Use of trees to create a sense of enclosure and interest for residential users
- Planting is designed to complement existing landscape

**8 RESIDENTIAL AREA - WEST**

- Use of trees to create a sense of enclosure and interest for residential users
- Planting is designed to complement existing landscape

**9 EAST**

- Use of trees to create a sense of enclosure and interest for residential users
- Planting is designed to complement existing landscape

SUGGESTED SPECIES: Oak (silt) spp  
 Quercus (silt) spp  
 Oak spp  
 Elm spp  
 Red spruce

Logo for 'The North West' and 'Dunelm Holdings'.

Logo for 'MARTIN ROUGH ROUGE LIMITED'.





## Transitional District Plan - Marlborough Section

### Operative Date for Plan Change DP 25, "Four Fathom Bay, Residential Zone"

#### Resource Management Act 1991

Pursuant to clause 20 of the First Schedule to the Resource Management Act 1991, the Marlborough District Council advises that -

- Having heard all submission, and
- Having all appeals settled by agreement, and
- Having received a Consent Order from the Environment Court approving matters of appeal agreed to, and
- There being no other matters outstanding, then Council gives notice that Plan Change DP 25 "Four Fathom Bay Residential Zone" Policies, Rules and amendments to the Planning Maps shall be operative from 11 August 1997.

Any enquiries should be directed to Neil Morris Tel. 578-5249.

W J D OLLIVER  
MANAGER - RESOURCE MANAGEMENT AND  
REGULATORY DEPARTMENT

---

Please insert in Council's combined advertisement in the Marlborough Express: Thursday 31 July 1997

IN THE MATTER of the Resource Management  
Act 1991

AND

IN THE MATTER of an appeal by way of a reference arising  
from a request for a plan change

BETWEEN ELLIS CAMPBELL GROUP  
LIMITED

(RMA 1108/95)

Referrer

AND

MARLBOROUGH DISTRICT  
COUNCIL

Respondent

BEFORE THE ENVIRONMENT COURT

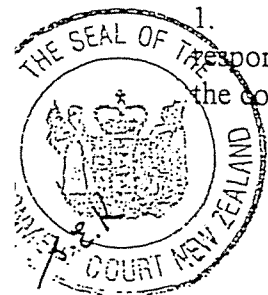
Her Honour Judge Kenderdine sitting alone pursuant to section 279 of the Act

IN CHAMBERS at WELLINGTON

CONSENT ORDER

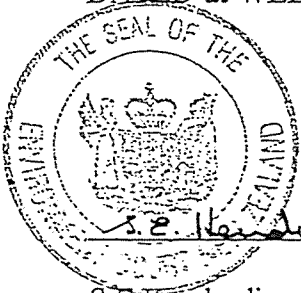
HAVING CONSIDERED the notice of reference AND UPON READING the memorandum of consent submitted on behalf of the parties and filed herein THIS COURT HEREBY ORDERS BY CONSENT THAT:-

1. The reference by way of appeal be allowed in part by varying the decision of the respondent council by approving the request for the plan change but with variations in terms of the conditions set out as follows:-



- (a) The Statement of Objectives and Policies and the Rules relating to the Four Fathom Bay Residential Zone be made operative as setforth in Appendix 1 attached and be incorporated in the Transitional Marlborough District Council Plan.
  - (b) The Transitional Plan be amended by deleting the present Rural A zoning of the land the subject of the change being Certificate of Title 3A/407 (Marlborough Registry) as shown on Planning Map No. 33 of the Transitional Plan and replacing it with the Zoning Map attached as Appendix 2.
2. There is no order for costs.

DATED at WELLINGTON this 10<sup>th</sup> day of July 1997

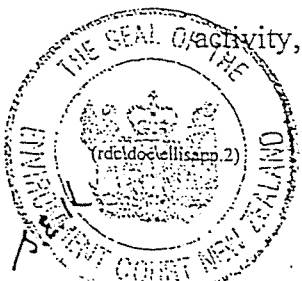


*S. E. Kenderdine*  
\_\_\_\_\_  
S E Kenderdine  
Environment Judge

## FOUR FATHOM BAY LIMITED RESIDENTIAL ZONE

### STATEMENT OF OBJECTIVES AND POLICIES

1. This zone includes all land contained in Certificate of Title 3A/407 and shown as Four Fathom Bay Limited Residential Zone, in Volume 3 of the Plan. It is a special zone with four activity areas to enable the use, development and protection of resources in the zone for the following purposes:
  - (i) Limited low density residential activity to the north of the legal road passing through C.T. 3A/407, up to a maximum of 9 residential lots.
  - (ii) Buffer protection between the area of production forestry activity and the residential activity area for 50 metres south of the legal road.
  - (iii) Commercial forestry to the south of the legal road passing through C.T. 3A/407 and to the south of the buffer protection strip.
  - (iv) Conservation Zone within 20 metres of mean highwater springs line of the coast line.
2. The rules will apply to the whole of the zone with different provisions affecting each of the residential activity, buffer protection and commercial forestry activity areas within the zone.
3. There is a further protection of land having significance to local iwi, at the western end of the zone. On the legend to the Planning Map for the Four Fathom Bay Limited Residential Zone the whole of an area denoted on the Map north and south of the road line is subject to a prohibited activity status that native plant removal is a prohibited activity in that area. South of the road, the buffer protection and reserve soakage area will still have application as buffer protection plantings exist there. To the north of the road it is intended that within the area where native plant removal is a prohibited activity, residential activity may occur but subject to controls being imposed at



subdivision consent stage through the controlled activity process to ensure that an archaeological survey must occur so as to ensure no archaeological sites are disturbed on any building site."

4. A conservation zone along the foreshore will have the same provisions applying to it as apply to the conservation zone shall apply with 20 metres of the mean highwater springs line.

## 2.0 RULES

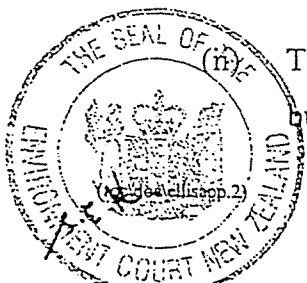
### 2.1 *PERMITTED ACTIVITIES*

- (i) A single dwelling and accessory buildings on each site approved by a subdivision consent only in the residential activity area identified on the Plan.
- (ii) The planting of trees for conservation and landscaping purposes within the residential activity area, (but see prohibited activities below).
- (iii)
  - (a) In the conservation zone -  
any land use activities carried out in accordance with a conservation management strategy prepared for the area or in accordance with a management plan prepared under the Reserves Act 1977 for the area.
  - (b) Stormwater discharges.
  - (c) Application of agrichemicals and pest management processes carried out in accordance with a national or regional pest management strategy.

### 2.2 *CONTROLLED ACTIVITY WITHIN THE BUFFER PROTECTION AREA*

- (i) Soakage and/or reserve soakage fields to serve residential dwelling houses located in the residential activity area, provided that the fields are no further than 20 metres south of the legal road.

(ii) The planting, management and removal of individual varieties of trees within the buffer protection area provided that;



- (a) no more than 20% of plantings shall be removed from within any one site in any one year; and
  - (b) that trees removed shall be replaced immediately by long term species other than pinus radiata; and
  - (c) no trees shall be removed within 20 metres of the legal road.
- (iii) An application to remove trees from the buffer protection area shall identify the trees or groups of trees to be removed and the replacement species to be planted as well as the time of replanting and shall also demonstrate that the protective function of the buffer will not be impaired.

### 2.3 *DISCRETIONARY ACTIVITY*

Application must be made for a resource consent for a discretionary activity for the following:

- (i) Commercial forestry on land to the south of the buffer protection area.
- (ii) In the conservation zone for any activity not carried out in accordance with or provided for in a conservation management strategy or management plan.

### 2.4 *NON COMPLYING ACTIVITIES*

The following activities are non-complying activities in the conservation zone:

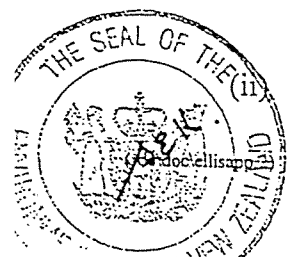
- (i) Subdivision
- (ii) Discharge of effluent to land or water

### 2.5 *PROHIBITED ACTIVITIES*

The following activities are prohibited activities for which no resource consent may be granted -

- (i) The erection of any dwelling house to the south of the legal road on C.T. 3A/407 up to and including the ridge line, as indicated on the planning map showing the Four Fathom Bay Limited Residential Zone.

The removal of any native species from that part of the residential activity,



buffer protection and commercial forestry activity areas denoted at the western area of the zone on the planning map of the Four Fathom Bay Limited Residential Zone by the legend as being an area where native plant removal is a prohibited activity, and the planting of any non native species within that denoted area.

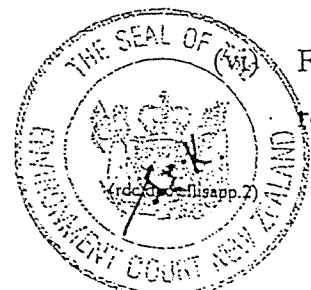
### 3.0 *BULK AND LOCATION REQUIREMENTS FOR DWELLINGS AND ACCESSORY BUILDINGS*

- |  |                   |
|--|-------------------|
| (i) Minimum distance from site boundaries      | 8.0 metres        |
| (ii) Minimum distance from water courses       | 8.0 metres        |
| (iii) Maximum building height                  | 6.5 metres        |
| (iv) Maximum site coverage                     | 300 square metres |
| (v) Minimum separation distance between houses | 40 metres         |

### 4.0 *SUBDIVISION OF LAND (CONTROLLED ACTIVITY)*

- (i) The minimum lot size in the residential activity area shall be 4000 square metres, provided that not more than 9 lots shall be created in this area.
- (ii) The minimum lot size in the balance area of the zone shall be 20 hectares.
- (iii) Each site in the residential activity area shall contain a building site certified by an engineer experienced in the field of slope stability for building on, so as to satisfy Section 106 of the Resource Management Act 1991.
- (iv) Each site shall include an area or areas suitable for the disposal of domestic effluent without risk of adverse effects on the quality of water in water courses, or the coastal marine area.
- (v) Each lot shall have access to the legal road and connecting rights of way/easements to provide access to a jetty.

For the purposes of enabling reserve effluent soakage fields linked to a residential site subdivision boundaries for residential sites may include land in

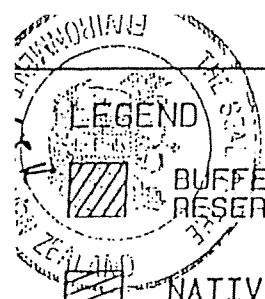







the residential activity and the buffer protection areas within the one allotment.

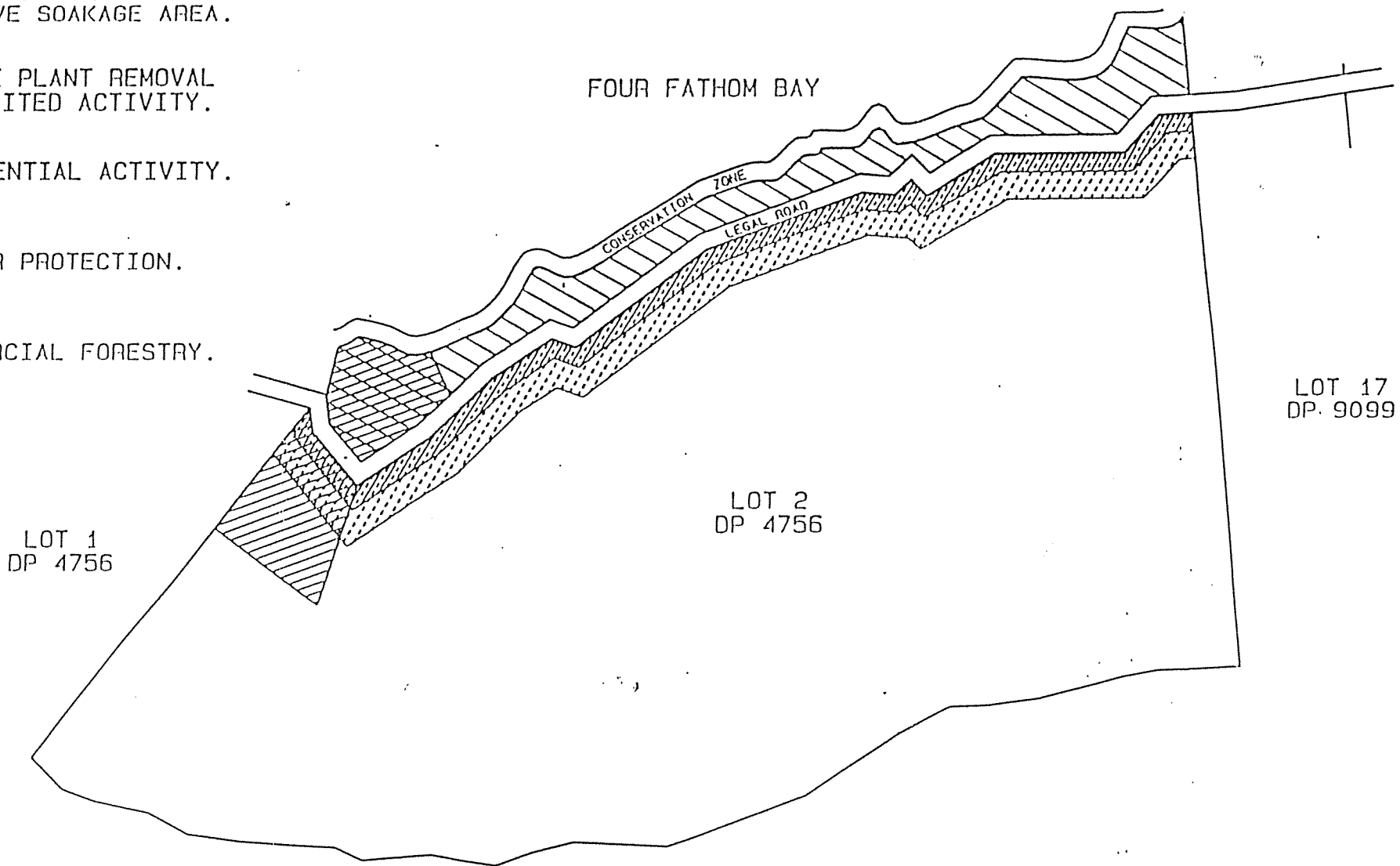
- (vii) Any subdivision proposal which will involve use of the legal road line for any purpose will need to specify a manner of construction of the road on a basis which will not involve the Council in any construction formation or on-going maintenance costs.
  
- (viii) Any allotment within the native plant removal prohibited activity area at the western end of the residential activity area on the Planning Map showing the Four Fathom Bay limited residential zone will be subject to the control of Council as to its archaeological significance so that a condition can be imposed that any house site constructed on that allotment must be subject to a detailed archaeological examination of any building site being carried out prior to erection of any house so as to ensure that archaeological sites are not disturbed if any are found there.







-  BUFFER PROTECTION AND RESERVE SOAKAGE AREA.
-  NATIVE PLANT REMOVAL PROHIBITED ACTIVITY.
-  RESIDENTIAL ACTIVITY.
-  BUFFER PROTECTION.
-  COMMERCIAL FORESTRY.



APPENDIX 2

PLANNING MAP FOR  
FOUR FATHOM BAY LIMITED RESIDENTIAL ZONE

PREPARED BY GILBERT, HAYMES & ASSOCIATES, REGISTERED SURVEYORS  
P.O. BOX 300 - 14 QUEEN STREET - BLENHEIM  
PHONE (03) 5787984 - FAX (03) 5787709

SCALE 1:5000

DATE 25 JUN 1996

JOB REF. 27032059

OUGH LAND DISTRICT  
OUGH DISTRICT CL

## Clause 10 - Four Fathom Bay Residential Zone

### 10.1

- 10.1.1 This zone includes all land contained in Certificate of Title 3A/407 and shown as Four Fathom Bay Limited Residential Zone, in Volume 3 of the Plan. It is a special zone with four activity areas to enable the use, development and protection of resources in the zone for the following purposes:
- (i) Limited low density residential activity to the north of the legal road passing through CT 3A/407, up to a maximum of 9 residential lots.
  - (ii) Buffer protection between the area of production forestry activity and the residential activity area for 50 metres south of the legal road.
  - (iii) Commercial forestry to the south of the legal road passing through CT 3A/407 and to the south of the buffer protection strip.
  - (iv) Conservation Zone within 20 metres of mean highwater springs line of the coast line.
- 10.1.2 The rules will apply to the whole of the zone with different provisions affecting each of the residential activity, buffer protection and commercial forestry activity areas within the zone.
- 10.1.3 There is a further protection of land having significance to local iwi, at the western end of the zone. On the legend to the Planning Map for the Four Fathom Bay Limited Residential zone the whole of an area denoted on the Map north and south of the road line is subject to a prohibited activity status that native plant removal is a prohibited activity in that area. South of the road, the buffer protection and reserve soakage area will still have application as buffer protection plants exist there. To the north of the road it is intended that within the area where native plant removal is a prohibited activity, residential activity may occur but subject to controls being imposed at subdivision consent stage through the controlled activity process to ensure that an archaeological survey must occur so as to ensure no archaeological sites are disturbed on any building site.
- 10.1.4 A conservation zone along the foreshore will have the same provisions applying to it as apply to the conservation zone shall apply with 20 metres of the mean highwater springs line.

DP 25

conservation principles applicable to mountain areas. All major structures, earth-moving, building and development activity shall be designed by and take place under the supervision of a Registered Engineer.

8.3.3 Appearance

All buildings and structures shall be designed, clad and maintained to as far as is possible blend with the landscape.

Scheme Change 89/1

**Clause 9 - Four Fathom Bay Residential Zone**

9.1

9.1.1 Permitted Activities

- (i) A single dwelling and accessory buildings on each site approved by a subdivision consent only in the residential activity area identified on the Plan.
- (ii) The planting of trees for conservation and landscaping purposes within the residential activity area, (but see prohibited activities below).
- (iii) (a) In the conservation zone -  
any land use activities carried out in accordance with a conservation management strategy prepared for the area or in accordance with a management plan prepared under the Reserves Act 1977 for the area.
- (b) Stormwater discharges.
- (c) Application of agrichemicals and pest management processes carried out in accordance with a national or regional pest management strategy.

9.1.2 Controlled Activity within the Buffer Protection Area

- (i) Soakage and/or reserve soakage fields to serve residential dwelling houses located in the residential activity area, provided that the fields are no further than 20 metres south of the legal road.
- (ii) The planting, management and removal of individual varieties of trees within the buffer protection area provided that;
  - (a) no more than 20% of plantings shall be removed from within any one site in any one year; and
  - (b) that trees removed shall be replaced immediately by long term species other than pinus radiata; and
  - (c) no trees shall be removed within 20 metres of the legal road.
- (iii) An application to remove trees from the buffer protection area shall identify the trees or groups of trees to be removed and the replacement species to be planted as well as the time of replanting and shall also demonstrate that the protective function of the buffer will not be impaired.

DP 25

9.1.3 Discretionary Activity

Application must be made for a resource consent for a discretionary activity for the following:

- (i) Commercial forestry on land to the south of the buffer protection area.
- (ii) In the conservation zone for any activity not carried out in accordance with or provided for in a conservation management strategy or management plan.

9.1.4 Non-complying Activities

The following activities are non-complying activities in the conservation zone:

- (i) Subdivision.
- (ii) Discharge of effluent to land or water.

9.1.5 Prohibited Activities

The following activities are prohibited activities for which no resource consent may be granted -

- (i) The erection of any dwelling house to the south of the legal road on CT 3A/407 up to and including the ridge line, as indicated on the planning map showing the Four Fathom Bay Limited Residential Zone.
- (ii) The removal of any native species from that part of the residential activity, buffer protection and commercial forestry activity areas denoted at the western area of the zone on the planning map of the Four Fathom Bay Limited Residential Zone by the legend as being an area where native plant removal is a prohibited activity, and the planting of any non native species within that denoted area.

**9.2 Bulk and Location Requirements for Dwellings and Accessory Buildings**

(i) Minimum distance from site boundaries	8.0 metres
(ii) Minimum distance from water courses	8.0 metres
(iii) Maximum building height	6.5 metres
(iv) Maximum site coverage	300 square metres
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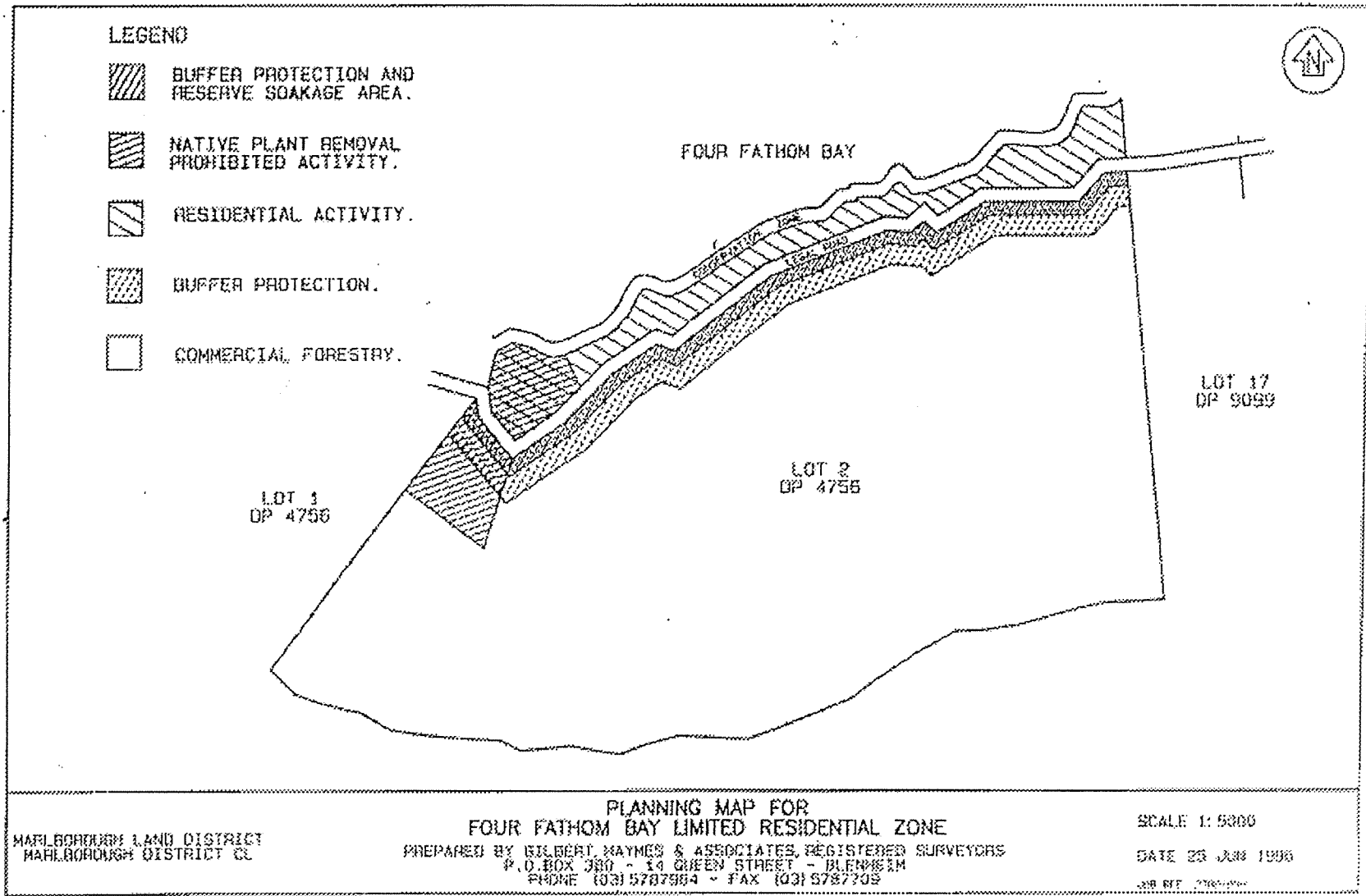
DP 25

### 9.3 Subdivision of Land (Controlled Activity)

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- (i) The minimum lot size in the residential activity area shall be 4000 square metres, provided that not more than 9 lots shall be created in this area.
- (ii) The minimum lot size in the balance area of the zone shall be 20 hectares.
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- (iv) Each site shall include an area or areas suitable for the disposal of domestic effluent without risk of adverse effects on the quality of water in water courses, or the coastal marine area.
- (v) Each lot shall have access to the legal road and connecting rights of way/easements to provide access to a jetty.
- (vi) For the purposes of enabling reserve effluent soakage fields linked to a residential site subdivision boundaries for residential sites may include land in the residential activity and the buffer protection areas within the one allotment.
- (vii) Any subdivision proposal which will involve use of the legal road line for any purpose will need to specify a manner of construction of the road on a basis which will not involve the Council in any construction formation or on-going maintenance costs.
- (viii) Any allotment within the native plant removal prohibited activity area at the western end of the residential activity area on the Planning Map showing the Four Fathom Bay Limited Residential Zone will be subject to the control of Council as to its archaeological significance so that a condition can be imposed that any house site constructed on that allotment must be subject to a detailed archaeological examination of any building site being carried out prior to erection of any house so as to ensure that archaeological sites are not disturbed if any are found there.

DP 25



**8.3 Performance Standards for All Uses****8.3.1 Disposal of Wastes****(i) Liquid**

All liquid effluent, including sewerage shall be collected, treated and disposed of in a manner that all streams, and water courses are kept free from pollution. This collection, treatment and disposal system shall be first approved by the environmental Health Officer; and thereafter installed, operated and maintained in strict accordance with the Drainage and Plumbing Regulations 1978; the relevant New Zealand Standards; manufacturer's specifications; and any other conditions as the Environmental Health Officer, or the Marlborough Catchment and Regional Water Board may reasonably require;

**(ii) Solid**

All solid waste, litter and other debris shall be regularly collected and disposed of either by incineration in an approved incinerator, or removed from the site and disposed of at an approved sanitary landfill.

**8.3.2 Slope Stability**

The siting, method of construction, maintenance and development of all land and buildings shall at all times be in accordance with recognised engineering and soil conservation principles applicable to mountain areas. All major structures, earth-moving, building and development activity shall be designed by and take place under the supervision of a Registered Engineer.

**8.3.3 Appearance**

All buildings and structures shall be designed, clad and maintained to as far as is possible blend with the landscape

## Clause 9 - Four Fathom Bay Residential Zone

**9.1****9.1.1 Permitted Activities**

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- (ii) The planting of trees for conservation and landscaping purposes within the residential activity area, (but see prohibited activities below).

Scheme Change 89/1

DP 25

- (iii) (a) In the conservation zone -
- (b) any land use activities carried out in accordance with a conservation management strategy prepared for the area or in accordance with a management plan prepared under the Reserves Act 1977 for the area. Stormwater discharges.
- (c) Application of agrichemicals and pest management processes carried out in accordance with a national or regional pest management strategy.

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#### 9.1.4 Non-complying Activities

The following activities are non-complying activities in the conservation zone:

- (i) Subdivision.
- (ii) Discharge of effluent to land or water.



**9.1.5 Prohibited Activities**

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- (v) Each lot shall have access to the legal road and connecting rights of way/easements to provide access to a jetty.
- (vi) For the purposes of enabling reserve effluent soakage fields linked to a residential site subdivision boundaries for residential sites may include land in the residential activity and the buffer protection areas within the one allotment.

- (vii) Any subdivision proposal which will involve use of the legal road line for any purpose will need to specify a manner of construction of the road on a basis which will not involve the Council in any construction formation or on-going maintenance costs.
- (viii) Any allotment within the native plant removal prohibited activity area at the western end of the residential activity area on the Planning Map showing the Four Fathom Bay Limited Residential Zone will be subject to the control of Council as to its archaeological significance so that a condition can be imposed that any house site constructed on that allotment must be subject to a detailed archaeological examination of any building site being carried out prior to erection of any house so as to ensure that archaeological sites are not disturbed if any are found there.

DP 25

Ref: DP44


RESOURCE MANAGEMENT ACT 1991

Transitional District Plan

Marlborough and Blenheim Sections

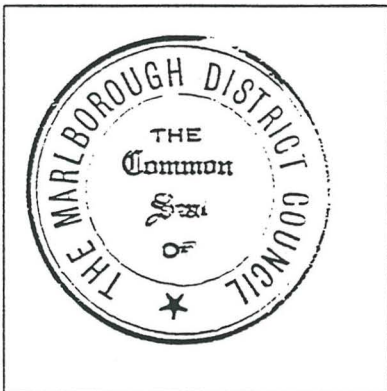
**Plan Change DP44 - "Rezone land (Rural A to Residential 1S) south of Elisha Drive" Request by J.A.MacDonald**


It is hereby certified that this a correct copy of the Change to the Transitional District Plan as approved by resolution of the Marlborough District Council (recorded in Minute C.96/97.807) on the 10<sup>th</sup> April 1997

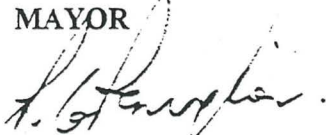
  
R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed

this 11<sup>th</sup> day of September 1997 in the presence of:



  
E I DAVIDSON  
MAYOR

  
R C PENINGTON  
GENERAL MANAGER

Date Operative  
8<sup>th</sup> September 1997


RESOURCE MANAGEMENT ACT 1991

Transitional District Plan

Marlborough and Blenheim Sections

**Plan Change DP44** - "Rezone land (Rural A to Residential 1S) south of Elisha Drive" Request by J.A.MacDonald


It is hereby certified that this a correct copy of the Change to the Transitional District Plan as approved by resolution of the Marlborough District Council (recorded in Minute C.96/97.807) on the 10<sup>th</sup> April 1997

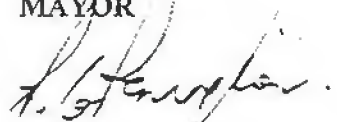
  
R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed

this 11/12 day of Sept 1997 in the presence of:



  
E I DAVIDSON  
MAYOR

  
R C PENINGTON  
GENERAL MANAGER

Date Operative  
8<sup>th</sup> September 1997

## Transitional District Plan - Marlborough and Blenheim Sections

### **Operative Date for Plan Change DP 44, "Rezone land (Rural A to Residential 1S) south of Elisha Drive" Request by J.A.MacDonald**

#### Resource Management Act 1991

Pursuant to clause 20 of the First Schedule to the Resource Management Act 1991, the Marlborough District Council advises that -

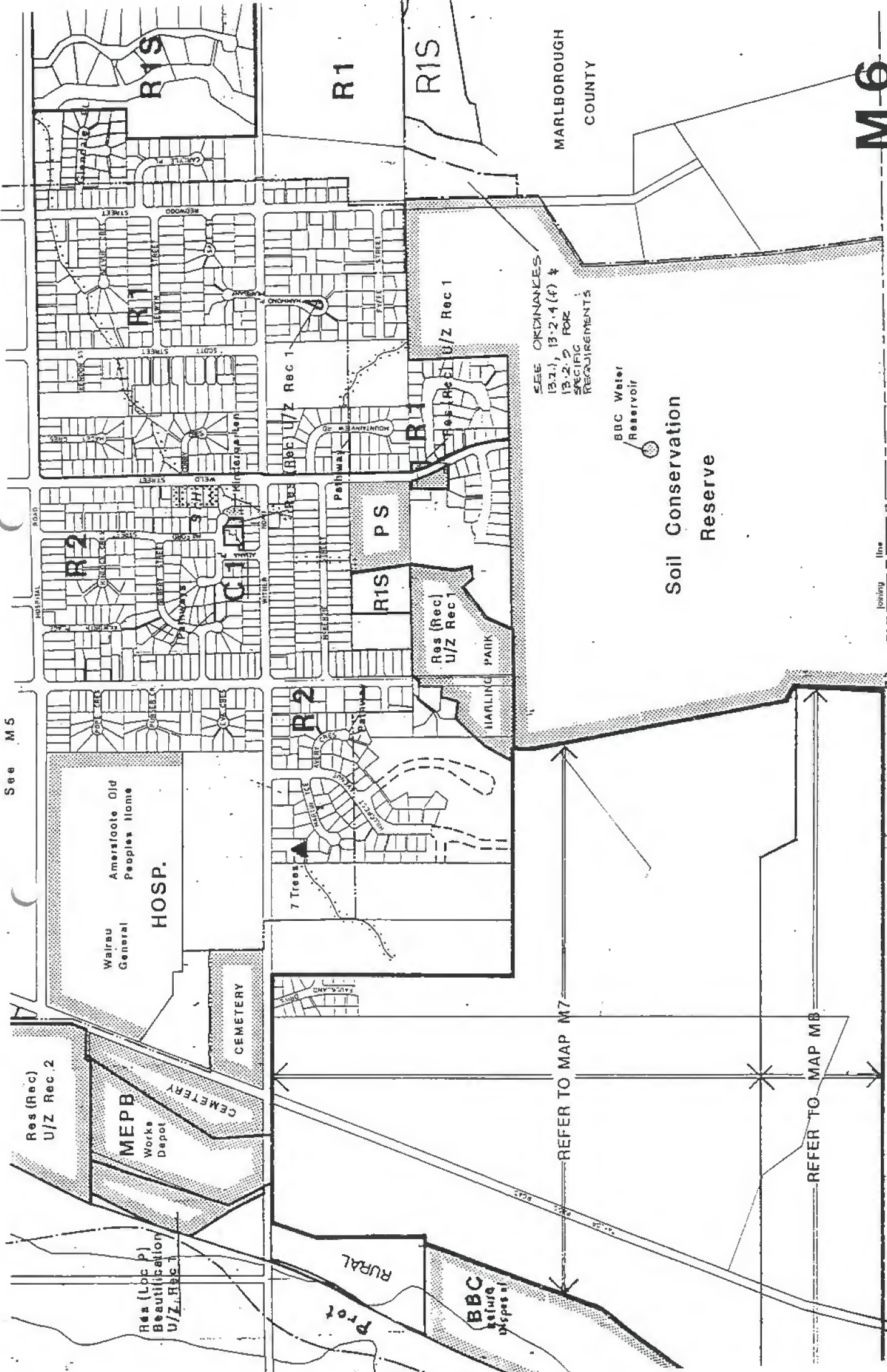
- Having heard all submission and resolved to adopt the Change to the Plan, and
- There being no appeals, and
- There being no other matters outstanding, then Council gives notice that Plan Change DP 44 "Rezone land (Rural A to Residential 1S) south of Elisha Drive" Request by J.A.MacDonald" Policies, Rules and amendments to the Planning Maps shall be operative from the 29<sup>th</sup> September 1997.

Any enquiries should be directed to Neil Morris Tel. 578-5249.

H VERSTEEGH  
MANAGER - REGULATORY DEPARTMENT

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Please insert in Council's combined advertisement in the Marlborough Express:  
Thursday 18<sup>th</sup> September 1997



See M5

MARLBOROUGH COUNTY

SEE ORDINANCES 13-2.1, 13-2.4 (f) & 13-2.2 FOR SPECIFIC REQUIREMENTS

BBC Water Reservoir

Soil Conservation Reserve

REFER TO MAP M7

REFER TO MAP MB

Joining line

REFER TO INDEX

M6

## Transitional District Plan - Marlborough Section

**Operative Date for Plan Change DP 22,  
“Rezone land (Rural A to Residential C) between  
Kenepuru Road and Moutapu Bay Road, Mahau Sound”**

### Resource Management Act 1991

Pursuant to clause 20 of the First Schedule to the Resource Management Act 1991, the Marlborough District Council advises that -

- Having heard all submission and resolved to adopt the Change to the Plan, and
- Having appeals resolved by mediation, and
- Having received a Consent from the Environment Court (dated 15<sup>th</sup> August 1997) approving all matters relating to appeals, and
- There being no other matters outstanding, then Council gives notice that Plan Change DP 22 “Rezone land (Rural A to Residential C) between Kenepuru Road and Moutapu Bay Road, Mahau Sound” Policies, Rules and amendments to the Planning Maps shall be operative from the 22<sup>nd</sup> September 1997.

Any enquiries should be directed to Neil Morris Tel. 578-5249.

H VERSTEEGH  
MANAGER - REGULATORY DEPARTMENT

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Please insert in Council’s combined advertisement in the Marlborough Express:  
Thursday 11<sup>th</sup> September 1997

Ref: DP22

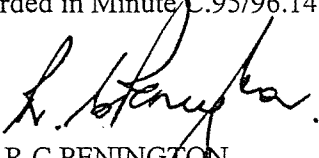
**RESOURCE MANAGEMENT ACT 1991**

**Transitional District Plan**

**Marlborough Section**

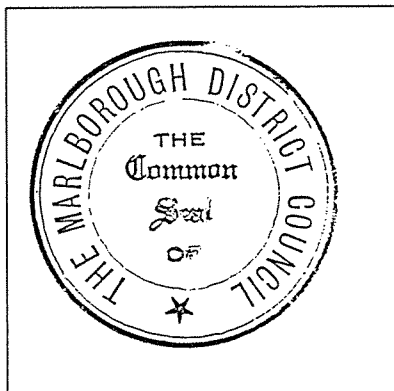
**Plan Change DP22 -Rezone land (Rural A to Residential C) between  
Kenepuru Road and Moutapu Bay Road, Mahau Sound**

It is hereby certified that this a correct copy of the Change to the Transitional District Plan  
as approved by the Environment Court in its Consent Order dated 15<sup>th</sup> August 1997  
and as approved by resolution of the Marlborough District Council (recorded in Minute C.95/96.145)  
on the 10<sup>th</sup> day of August 1995

  
R C PENINGTON  
GENERAL MANAGER

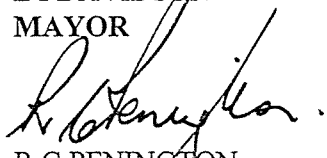
The Common Seal of the Marlborough District Council was hereunto affixed

this <sup>4<sup>th</sup></sup> day of September 1997 in the presence of:





E I DAVIDSON  
MAYOR

  
R C PENINGTON  
GENERAL MANAGER

Date Operative  
22nd September 1997



IN THE MATTER of the Resource Management Act 1991

AND

IN THE MATTER of an appeal by way of reference in respect of a plan change request

BETWEEN B L C THOMPSON AND THE THOMPSON FAMILY TRUST

(RMA 950/95)

Referrers

AND

MARLBOROUGH DISTRICT COUNCIL

Respondent

BEFORE THE ENVIRONMENT COURT

Her Honour Judge Kenderdine sitting alone pursuant to s.279 of the Act

IN CHAMBERS at WELLINGTON

CONSENT ORDER

Upon Considering the notice of reference And Upon Reading the Memorandum as to Consent Order filed by the parties herein The Court Hereby Orders By Consent that the appeal be allowed in part by amending the provisions of the Transitional District Plan (Marlborough Division) of the Marlborough District Council in the following manner:

1. Planning Map No. 48 of the Transitional District Plan (Marlborough Division) be amended by zoning that part of Lot 1 DP 8602 shown hatched on the plan annexed as Residential C with a notation as follows:

*"Residential subdivision activity to be a controlled activity because of a need for control of land stability, effluent disposal, stormwater and related issues."*

and that such plan be annexed to the rules as Appendix XI.

2. The Statement of Objectives and Policies of the Transitional District Plan (Marlborough Division) have the following proposal added at the end of Part IV Clause 2 under the heading "*Marlborough Sounds*":

*"Subdivision for residential purposes of that part of the parcel of land comprising Lot 1 DP 8602 shown on Appendix XI at the corner of Kenepuru/Moutapu Roads, Mahau Sound, shall be a controlled activity to enable Council to be able to control the following environmental issues arising from such subdivision:*



- *Land Stability*
- *Effluent Disposal Methods*
- *Stormwater Control and Discharge*
- *Accessway Traffic Safety*
- *Provision of Water*
- *Location of*
  - *Building Sites*
  - *Effluent Disposal Systems*
  - *Water extraction and Provision Methods*
  - *Accessways*
- *Provision of Reserves"*

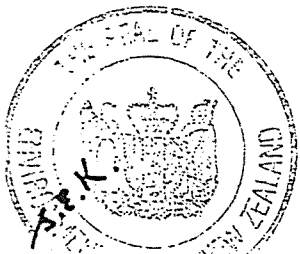
3. The Rules of the Transitional District Plan (Marlborough Division) are to be amended to include specific provision for the land rezoned on Appendix XI by inserting as a new Clause 3.1.1.B under the heading "3.1.1A Controlled Activities" as follows:

*"3.1.1.B Controlled activities (applies only to land at Moutapu Bay within the area defined on Lot 1 DP 8602 zoned Residential C contained in Appendix XI)*

*3.1.1.B Land subdivision for residential purposes. The subdivision of any land for residential purposes within the area zoned Residential C on Appendix XI shall meet the following standards and terms:*

- (i) *No more than 11 allotments shall be created within the Residential C zoned area.*
- (ii) *A stable building platform on each allotment must be able to be certified by a geotechnical engineer qualified and experienced in land stability issues.*
- (iii) *Effluent disposal systems proposed to be utilised must minimise potential run-off to streams, be at least 30m from any creek, be protected from surface water flows over the land by interception drainage, and utilise underground Low Pressure Pumping systems to enable spread of effluent over the whole field and minimise the concentration of infiltration.*
- (iv) *Stormwater must be controlled in such a manner as to avoid effluent disposal fields and also to avoid scouring or other instability of the land.*
- (v) *All cuts and fills to the land surface for building sites, accessways, or any other purposes must be battered or retained as required and certified by a report by a qualified and experienced geotechnical engineer accompanying a subdivision application.*
- (vi) *The method of provision of water supply from a potable water source must be demonstrated with the subdivision application.*
- (vii) *Any controlled activity resource consent application for subdivision for residential purposes will be assessed in terms of the foregoing standards and terms and Council reserves control over the following issues in imposing conditions on any subdivision consent:*

- *Land Stability*
- *Effluent Disposal Methods*
- *Stormwater Control and Discharge*
- *Accessway Traffic Safety*
- *Provision of Water*
- *Location of*
  - *Building Sites*
  - *Effluent Disposal Systems*
  - *Water extraction and Provision Methods*
  - *Accessways*
- *Provision of Reserves*

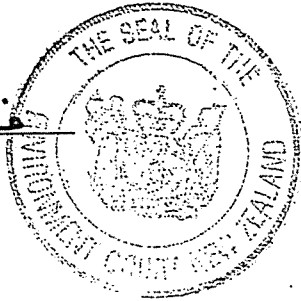


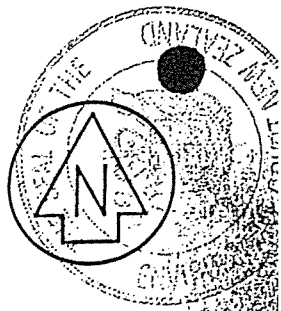
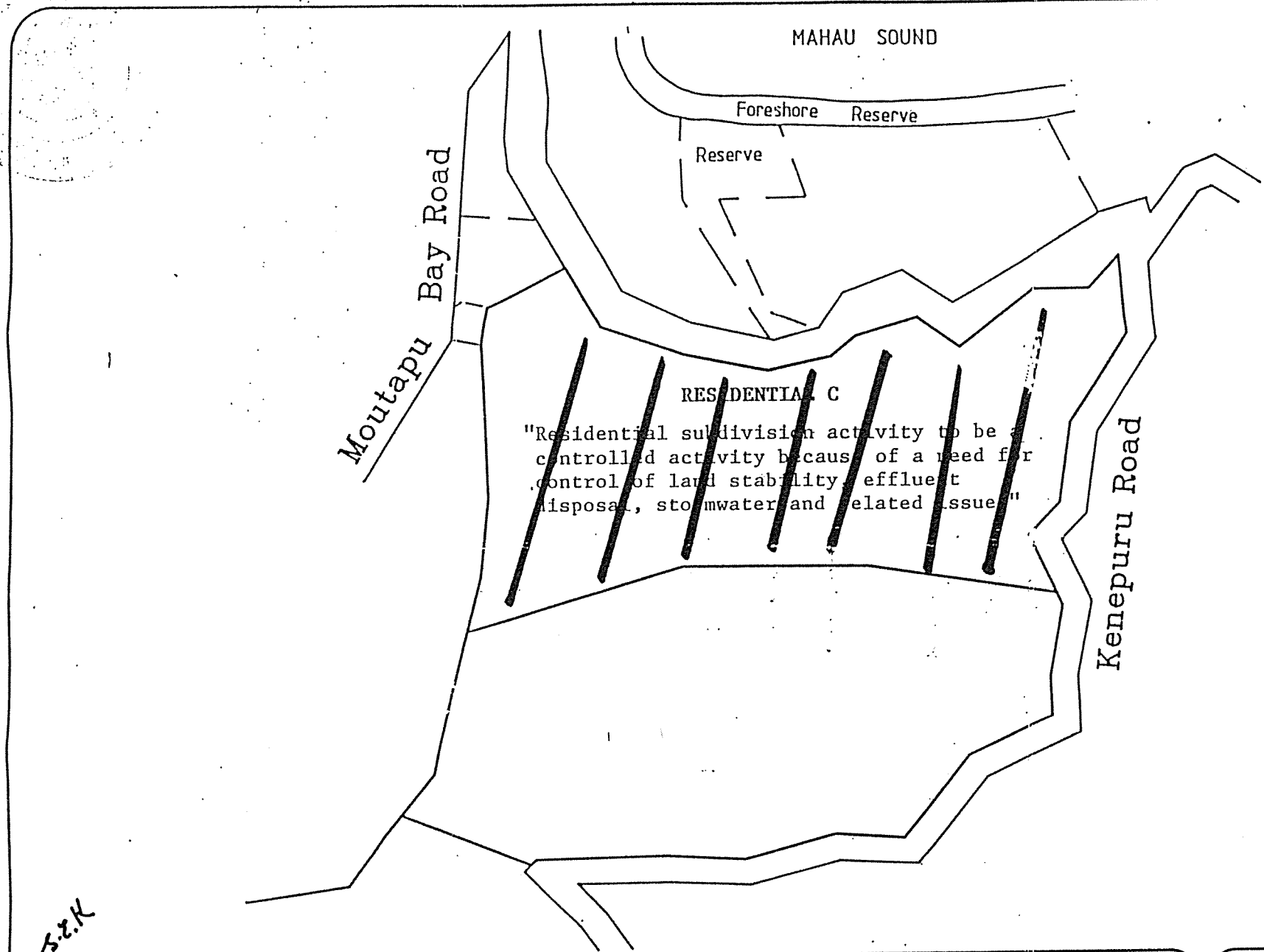
(viii) All other provisions of the Rules of this Plan not in conflict with subclauses (i) to (viii) above shall also be met."

- 4. In all other respects the appeal is to be disallowed.
- 5. There is no order as to costs.

DATED at WELLINGTON this 15<sup>th</sup> day of August 1997

S. E. Kenderdine  
S E Kenderdine  
Environment Judge





S.R.K.

Moutapu Bay Subdivision  
being subdivision of Lot 1 D.P. 8602

GOURDIE & WARD Ltd  
Registered Surveyors  
277 Hardy Street NELSON  
Ph 548 4425 Fax 5463420

Scale 1 : 3000  
Date May 1997

585

## Marlborough Sounds

In that part of the Rural A zone which falls within the Marlborough Sounds area as defined, adequate provision has been made by Council for residential use through the appropriate residential zonings and also through the provision which allows dwellinghouses to be erected on existing rural allotments in certain circumstances. Circumstances may, however, arise where persons who wish to live or be employed permanently in an area, can show that insufficient provision has been made in that area.

In such cases a subdivision may be permitted. Otherwise, however, no further subdivision for residential purposes or primarily for residential purposes will be permitted.

Subdivisions will, however, be allowed where economic farm units will be created, where the subdivision is reasonably required for forestry purposes or where a boundary adjustment is involved.

Subdivision for residential purposes of that part of the parcel of land comprising Lot 1 DP 8602 shown on Appendix XI at the corner of Kenepuru/Moetapu Roads, Mahau Sound, shall be a controlled activity to enable Council to be able to control the following environmental issues arising from such subdivision:

- Land Stability
- Effluent Disposal Methods
- Stormwater Control and Discharge
- Accessway Traffic Safety
- Provision of Water
- Location of
  - Building Sites
  - Effluent Disposal Systems
  - Water Extraction and Provision Methods
  - Accessways
- Provision of Reserves

DP22

## Other Rural A Land

Council's policy in relation to those parts of the Rural A zone which do not fall within the Wairau Plain area or the Blenheim Borough boundary area or the Marlborough Sounds area is more relaxed. Council proposes to consider each subdivision proposal on its merits. There are no minimum area standards. This does not mean that indiscriminate subdivision of farm land will be permitted, but rather a subdivision will not be judged solely on whether or not the lots are or can be economic farm units. Council anticipates that in some cases it will be proper to allow a subdivision even although a new lot may not be an economic farm unit. Council will, however, have regard to whether a proposed subdivision will result in a better utilisation of rural land for agricultural or forestry purposes and in some cases a subdivision may not be permitted if its effects would be to convert an existing economic farm unit into a sub-economic farm unit without significant corresponding advantage.

It is Council's policy to allow subdivisions for residential purposes or for mixed residential agricultural purposes so as to allow those persons who wish or need to live permanently in such areas to do so. It is anticipated that such policy will help strengthen rural communities.

## Clause 3 - Rural B Zone

The Rural B zone occurs only in the area defined as the Marlborough Sounds and Council's policy for land subdivision is the same as that which applies to the Rural A zone within the Marlborough Sounds.

## **Clause 4 - Public Utilities**

From time to time an Authority requires to establish additional Utilities for improvements for the general welfare of the inhabitants of its District. Provided that Scheme Change or Designation Procedures have been completed pursuant to the provisions of the Act then an area of land sufficient for the proper operation of the Utility can be subdivided to create a new allotment.

# Part V - Reserves and Open Spaces

## **For Recreation and Open Spaces**

To provide over the planning period adequate space for the outdoor recreational needs of the various age and interest groups, provision must be made in advance of subdivision.

The particular lands already reserved or intended to be acquired and reserved for these purposes are shown on the District Planning maps in distinctive notations.

- (iv) Where access is off a sealed road the entrance to the property shall be sealed from the existing road seal to the property boundary.
- (v) On any one site the total area of both building and land devoted to public display of produce for sale shall not exceed 50 square metres.
- (vi) A parking area of not less than 100 square metres excluding access and manoeuvring space shall be provided.
- (vii) That only one stall shall be operated on any one site.

Scheme Change 85/3

3.1.1.11 One dwelling house per allotment within the area defined by proposed Lots 1 to 40 on Davidson Ayson Plan 7377 (Dec 1992) contained in Appendix X and currently contained in Sections 43 and 44, Part Sections 40, 41, 42 and 89 Pelorus Sound Registration District and comprised in Certificates of Title 34/115 and 34/172, provided that the bulk and location requirements specified in Rule 3.1.5A are complied with.

Kaiuma Bay Development DP 20 Insert

3.1.1.A CONTROLLED ACTIVITIES

3.1.1.A CONTROLLED ACTIVITIES, (applies only to land within the area defined by proposed Lots 1 to 40 on Davidson Ayson Plan 7377 (Dec 1992) contained in Appendix X)

3.1.1.A.1 Public carparks and boat trailer parks.

3.1.1.A.2 Boat launching ramps and jetties, (but not including facilities for the storage or dispensing of motor fuels), erected on land on the landward side of Mean High Water Springs (Note: those parts of such structures located on the seaward side of Mean High Water Springs require a coastal permit). Provided that any such facility shall be provided with parking space for 10 bays each 3.5 x 11 metres in dimension.

**Explanation:** Facilities for storing and dispensing motor fuels at jetties and boat launching ramps are not permitted because there is no need for them having regard to the likely nature of boating activities associated with residential activities and the nature of Kaiuma Bay. It is also considered that the presence of such facilities could significantly increase the potential risk of water pollution in the bay.

3.1.1.A.3 Land subdivision subject to the rules set out under Rule 3.1.4.A.

3.1.1.B CONTROLLED ACTIVITIES, (applies only to land at Moetapu Bay within the area defined on Lot 1 DP 8602 zoned Residential C contained in Appendix XI).

**Land subdivision for residential purposes.** The subdivision of any land for residential purposes within the area zoned Residential C on Appendix XI shall meet the following standards and terms.

- (i) No more than 11 allotments shall be created within the Residential C zoned area.
- (ii) A stable building platform on each allotment must be able to be certified by a geotechnical engineer qualified and experienced in land stability issues.

Kaiuma Bay Development DP20 Insert

DP22

- (iii) Effluent disposal systems proposed to be utilised must minimise potential run-off to streams, be at least 30 metres from any creek, be protected from surface water flows over the land by interceptions drainage, and utilise underground Low Pressure Pumping systems to enable spread of effluent over the whole field and minimise the concentration of infiltration.
- (iv) Stormwater must be controlled in such a manner as to avoid effluent disposal fields and also to avoid scouring or other instability of the land.
- (v) All cuts and fills to the land surface for building sites, accessways, or any other purposes must be battered or retained as required and certified by a report qualified and experienced geotechnical engineer accompanying a subdivision application.
- (vi) The method of provision of water supply from a potable water source must be demonstrated with the subdivision application.
- (vii) Any controlled activity resource consent application for subdivision for residential purposes will be assessed in terms of the foregoing standards and terms and Council reserves control over the following issues in imposing conditions on any subdivision consent:
  - Land Stability
  - Effluent Disposal Methods
  - Stormwater Control and Discharge
  - Accessway Traffic Safety
  - Provision of Water
  - Location of
    - Building Sites
    - Effluent Disposal Systems
    - Water Extraction and Provision Methods
    - Accessways
  - Provision of Reserves
- (viii) All other provisions of the Rules of this Plan not in conflict with subclauses (i) to (viii) shall also be met.

### 3.1.2 Conditional Uses

#### 3.1.2.1 Rural Industries including Factory Farming provided that in its appraisal Council will give due consideration to

- the nature of the soil type at the site
- effluent and waste product disposal
- Traffic flow and proximity to arterial roading
- extension of services

It excludes those industries scheduled in Appendix I and II to this Scheme.



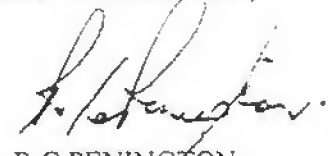
RESOURCE MANAGEMENT ACT 1991

Transitional District Plan

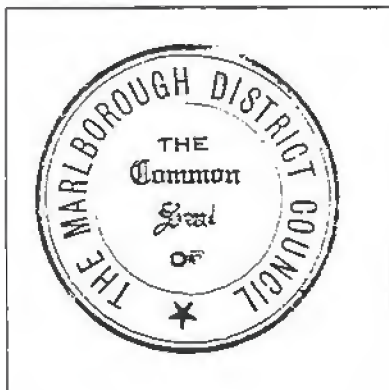
Blenheim Section


Plan Change DP31 -Blenheim Periphery

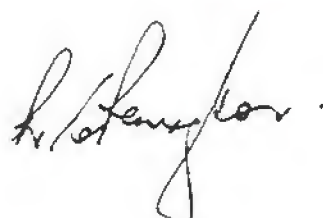
It is hereby certified that this a correct copy of the Change to the Transitional District Plan as approved by the Environment Court in its Consent Order dated 20<sup>th</sup> November 1997 (being, the resolution of appeal RMA 400/96 N. Wilson & Ors) and as approved by resolution of the Marlborough District Council (recorded in Minute C.95/96.1000) on the 2<sup>nd</sup> of May 1997

  
R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed  
this 22<sup>nd</sup> day of June 1998 in the presence of:



 E I DAVIDSON  
MAYOR

 R C PENINGTON  
GENERAL MANAGER

Date Operative  
22<sup>nd</sup> June 1998

## Transitional District Plan - Marlborough Section

### Operative Date for Plan Change DP 31, "Blenheim Periphery" Area West of Murphys Road

#### Resource Management Act 1991

Pursuant to clause 20 of the First Schedule to the Resource Management Act 1991, the Marlborough District Council advises that -

- Having heard all submissions and made decisions thereon, and
- Having the outstanding appeal (being RMA 402/96 E. Grant & M. Grant.) held over pending resolution by the Environment Court, and
- Having received an Order from the Environment Court (dated 20<sup>th</sup> November 1997) approving all matters detailed in the Memorandum of Consent relating to Appeal RMA 400/96, and
- There being no other matters outstanding, then Council gives notice that Plan Change DP 31 "Blenheim Periphery" Policies, Rules and amendments to the Planning Maps, as modified by the Order issued by the Environment Court, shall be operative from the **22<sup>nd</sup> June 1998**.

Any enquiries should be directed to Neil Morris Tel. 578-5249.

H. VERSTEEGH  
MANAGER - REGULATORY DEPARTMENT

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Please insert in Council's combined advertisement in the Marlborough Express:  
Thursday 18 June 1998

PLEASE CHARGE AT LOCAL AUTHORITY RATES

When charging please quote No. R273 on your invoice.

c.c. Creditors, Reception

IN THE MATTER of the Resource Management Act 1991  
AND 1469

IN THE MATTER of a notice of reference under clause 14  
of the First Schedule to the Act

BETWEEN N I and L K WILSON, G and A I  
RANSBY, G and H M ROCCO,  
R W R and J VANSTONE AND A M  
and B M M MILLSON

(RMA 400/96)

Appellants

AND MARLBOROUGH DISTRICT COUNCIL

Respondent

BEFORE THE ENVIRONMENT COURT

Her Honour Judge Kenderdine sitting alone pursuant to section 279 of the Act

IN CHAMBERS at WELLINGTON

CONSENT ORDER

HAVING CONSIDERED the appellants' notice of reference AND UPON READING the memorandum of counsel and parties filed herein, THIS COURT HEREBY ORDERS BY CONSENT that the reference be allowed in part, in that the decision on the request for District Plan Change 31, which is the subject of this appeal, be amended as follows:

- (a) Under the heading "Blenheim Periphery and Designation of Two Proposed Recreation Reserves", paragraph 12 headed "Issues Raised in Submissions" be deleted and replaced by the text attached to this consent order marked "Appendix A";
- (b) That Rule 13.2.9 be amended as shown in the schedule attached to this consent order marked "Appendix B";
- (c) That the land referred to in the replacement paragraph 12 be rezoned as Residential 2 to follow the boundaries depicted on the map attached to this consent order marked "Appendix XIA".

Otherwise the appeal is dismissed.

DATED at WELLINGTON this 20<sup>th</sup> day of November 1997

S.E. Kenderdine  
S E Kenderdine  
Environment Judge



12 Include Land to West of Murphys Road Between Roseneath Lane and Old Renwick Road (Submissions 33, X57)

On the basis that Council accepts that reticulation of services in this area can be achieved at the developer's sole cost, thus internalising the costs of development, the land the subject of these submissions should be included in the residential 2 Zone.

Development levies to this land will need to be incorporated in the Rules on the basis of a link to sewer services at the Burleigh Bridge. If at any later time a more direct link to sewer services at Middle Renwick Road became available without exceeding the capacity of the Middle Renwick Road main then a review to amend the levies would be necessary and is to be provided for in the Rules.

The re-zoned Residential 2 area is to be shown on Map M1 of the Blenheim Section of the Marlborough Transitional District Plan and Planning Map W1 of the Wairau Plains Section of the Marlborough Transitional District Plan.

Rule 13.2.9 is to be amended as shown on the attached Schedule.



9V.

Revenue Sec.

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Handwritten signatures and initials, including a large signature at the top, "D.R.S.", "S.D.", and a circular stamp containing "M.W." and "2008".

- (iii) To allow for increased flexibility and to set controls including those for daylight admission to be met in the siting of buildings on individual properties.
- 4.2.3 Provision: The previous three residential zones, Residential 1 (R1), Residential 2 (R2) and Residential 3 (R3) and their internal boundaries have been retained for the pre 1974 area. The Zonings for the 1974 extension areas have been arrived at by logical extensions of the R1 and R2 Zones into those areas. In line with Carter and Another v Nelson City Council, 6NZTPA11, provision has been made in the residential zones for home occupations. By Variation 80/1 a very low density Residential 1 Special (R1S) Zone has been introduced on the eastern periphery of the Borough.
- 4.2.4 Development Controls: To allow for the utmost flexibility in design, the main difference in the development controls for the four Zones is in density, namely being 40, 100, 175 and 250 bedspaces per hectare respectively for the R1S, R2, R2 and R3 Zones. Comprehensive Residential Development provisions have been introduced in order to encourage more economical use of land.
- 4.2.5 Programming: As mentioned in Clause 2.1.9, no extension of the Borough boundaries or of the residential zone boundaries is likely to be necessary before the Second Review of the District Scheme, but this may be necessary before the end of the nominal 20 year planning period.  
  
By Scheme Change 85/1 the residential zone boundary was extended in the Solar Heights are to coincide with a clearly defined topographical boundary and to better provide for the comprehensive development of this area.  
  
To further provide for and encourage a diversity of housing types the Wither Run development includes a modification of the Residential 2 Zone to limit overshadowing of sections thereby encouraging solar buildings (Residential 2 (Solar) zone) and a modified Residential 1 Special zone with increased emphasis on landscaping. A new zone, the Comprehensive Housing zone, provides for carefully designed housing developments which are more economic of land without compromising residential design standards.
- 4.2.6 To ensure that the cost of operating and servicing the water supply system for the Residential 1 land re-zoned by way of Plan Change DP 26 is met by the developer, an additional financial requirement has been included in Ordinance 13.2.
- 4.2.7 Additional requirements for the development of land which has been rezoned by way of Plan Change DP 31 have been included in Ordinance 13.2 to ensure that servicing of the development occurs in a co-ordinated manner; that the cost of servicing the development is borne by the developers and is not imposed on the existing Blenheim ratepayers; and that the costs are equitably and fairly distributed between developers.
- 4.3 Commercial Activities
- 4.3.1. Objective: To ensure the adequate provision of commercial facilities at the central, the neighbourhood and the local level.

Scheme Change 85/1  
Scheme Change DP26  
Scheme Change DP31

### 13.1.5 PUBLIC UTILITIES:

The Council may after consultation with the authorities wishing to subdivide adopt standards of subdivision for public utilities other than those required for predominant uses in any zone, subject to the provisions of Ordinance 2.7.

### 13.1.6 BOUNDARY ADJUSTMENTS:

In any zone the requirements of this Ordinance 13 shall not apply to a subdivision of the Council is satisfied that the subdivision is intended solely for the adjustment of boundaries which will leave each of the adjusted allotments of substantially the same area as before.

### 13.1.7 RESERVES CONTRIBUTIONS IN RESPECT OF SUBDIVISION:

In terms of Council's Reserves policy, as set out in Clause 7 of the Scheme Statement, where the Council is entitled to a reserves contribution upon the subdivision of land zoned residential, commercial, industrial, or home employment, this shall be met to the satisfaction of the Council either in land, or by money, or by way of combination of land and money.

of the  
 Council  
 shall  
 be  
 satisfied  
 that

For the northwest sector of Blenheim, Council has identified and designated two sites for proposed Recreational Reserve which it considers will adequately serve the area. Therefore, in terms of Clause 7.1 of the Scheme Statement, reserves contributions for development in the northwest sector will generally be by way of money and no further reserve areas will be accepted.

### 13.1.1 PROVISION OF UNDERGROUND ELECTRIC POWER AND TELEPHONE RETICULATION:

13.1.2 Except where in any particular subdivision it would be unreasonable for this provision to apply, it shall be a condition of approval to any subdivision of land involving the construction of a new street or service lane, that the subdivider shall provide underground electric power and telephone reticulation therein in accordance with the then current requirements of the Marlborough Electric Power Board and the New Zealand Post Office.

### 13.1.3 AREA AND FRONTAGE REQUIREMENTS:

13.1.4 Subject to the other provisions of the Code, every subdivision of land shall be so designed as to provide sites that meet the Code requirements for predominant and conditional uses, and for the bulk and location of buildings, being requirements that apply in the relevant zone.

13.2.9 ADDITIONAL REQUIREMENTS FOR SUBDIVISION OF LAND WHICH HAS BEEN REZONED BY WAY OF PLAN CHANGE DP 31:

- (a) For the purposes of this section, the areas to which these additional requirements apply are shown in Appendix XII and the area referred to as northwest of Blenheim is shown in Appendix XII.
- (b) All levies referred to in this section will be set to recover the cost to Council of providing infrastructure for the development. The formula for calculating levies will be a costing schedule which combines the anticipated development of sections (and, therefore, the collection of levies), the timing of costs and the interest component of levies collected or loans taken out.
- (c) Where the existing sewer and stormwater services need to be upgraded to accommodate the additional demand an Upgrade Development Levy (UDL) will be applied to recover the cost of upgrading. For the northwest of Blenheim an Upgrade Development Levy (UDL) will be applied equally throughout the area, except for Zone 5 where the zone area will be required to meet the direct costs of providing sewer facilities to provide for sewerage disposal from the zone to downstream of the Burleigh Bridge on new Renwick Road together with any downstream upgrading costs at a level of \$211,000 at June 1997 when the Construction Cost Index was 3740, and are subject to adjustment in accordance with movements in the Construction Cost Index. At the present time there is not sufficient capacity in the sewer system across the northern part of Blenheim to cater for Zone 5, but if this should change in the future then the manner of sewage disposal from Zone 5 and consequently the levies will be reviewed. Zone 5 will meet the direct costs involved in installing stormwater reticulation to dispose of stormwater from Zone 5 to Fultons Creek on the downstream side of Murphys Road.
- (d) The cost of providing bulk services and 50% of the cost of upgrading existing roading to accommodate the development will be met by a Zone Development Levy (ZDL) which will be applied equally throughout each zone. For the northwest of Blenheim four separate zones have been identified and are shown in Appendix XIII. A fifth zone (Zone 5) is shown in Appendix XIII.A.
- (e) The Upgrading Costs and Zone Costs be reviewed annually from the date of the plan change and adjusted if necessary on the basis of Council cost projections and changes in interest rates as well as changes in the number of sections developed.
- (f) For areas shown in Appendix XIII which are already zoned residential the levies be reviewed annually. The first review will be in May 1996.
- (g) Appendix XIII also shows the accepted Services Structure Plan for provision of services in the northwest of Blenheim. Layout may be varied provided that the servicing of all other properties can be achieved with the same result as the indicated pattern. Water supply to Zone 5 will be reticulated from Murphys Road.
- (h) It shall be a requirement that every allotment in a proposed subdivision be provided with the following services to Council approved standards:
- i) Sewer disposal off site by means of a water borne sewer connected to the Council sewer reticulation system.
  - ii) Stormwater disposal off site by means of a connection to the Council stormwater reticulation system.
  - iii) Water supply by means of a connection to the Council's water reticulation system.

- iv) Roads including footpaths.
  - v) Underground electricity supply and street lighting.
  - vi) Underground Telecom connection.
- (i) Where developers are required, due to the position of their property in relation to future development, to increase the diameter of piped services over and above that which would serve their development, Council will contribute to the marginal cost (by way of reduction in Zone Development Levy) if the service pipes are over the following minimum sizes:
- |            |        |
|------------|--------|
| Sewer      | 150 mm |
| Stormwater | 375 mm |
| Water      | 100 mm |
- (j) Within the Residential Zone Council is responsible for providing and upgrading all bulk services. These services will be provided by Council, based on the accepted Services Structure Plan, to the boundary of a proposed subdivision where this is possible without crossing over privately owned land. These costs will be recovered by way of the Development Levies.
- (k) Where it is not possible for Council to provide bulk services to a proposed subdivision in the Residential Zone without crossing over private land, the subdivision plan will not be approved unless the developer provides written approval from the affected property owners (in a form acceptable to Council) allowing installation of bulk services across their land.
- (l) The cost of installing these bulk services on privately owned land is to be borne by the Property Developer who requires them. Any such construction costs borne by the Developer may be offset against the Capital Contribution levies payable by the Developer to the Council.
- All other costs associated with the agreement between adjoining property owners such as easements, registrations and legal fees shall be borne solely by the Developer.
- (m) Deferred Development Status - This Deferred Status will be lifted once Bulk Services are supplied to the site.
- (n) All charges will be on a per hectare basis. Individual charges will be calculated on a proportional basis by applying the relevant charge per hectare over the total area of the Developer's site
- (o) It should be noted that no charge has been made for the current Bienheim infrastructure.
- (p) All levies will be payable by property owners/developers before their survey plans for the provision of internal roads and services are approved by Council. Payment can be made in full at this stage or by entering into an approved bond agreement. If a bond agreement is entered into a pro-rata payment in cost will be required per subdivided allotment before title is granted. Settlement in full will be required within 12 months from the granting of the title for the first subdivided section. The bond will only be released on full settlement of all levies due.



- (q) Developers are further required to appoint suitably qualified representatives to undertake the following responsibilities:
  - i) Design of the subdivision and preparation of engineering drawings and specifications for the provision of internal roads and services.
  - ii) Supervision of the construction of internal roads and services.
  - iii) Certification on completion that these services have been installed to the attached drawings and specification.
- (r) An indicative roading pattern is shown in Appendices XIV and XV. Subdivision applications are required to follow these patterns, although some variations will be permitted, provided the Services Structure Plan shown in Appendix XIII can be achieved with a minimum of easements, and access to adjoining properties is not compromised.
- (s) When Zone 5 is subdivided there shall be no legal frontage nor access provided to Old Renwick Road except for an access to a house existing on Lot 1 DP 5784 as at 19 November 1997.
- (t) If one house site only is subdivided off a larger title within Zone 5 then the Upgrade Development and Zone Development levies together with GST shall be payable at that stage, on the house site only.
- (u) Levies for Zone 5 using the formula outlined in (b) above have been calculated as:

	UDL	ZDL	Total Levy	Total & GST
Zone 5	\$10,800/ha	\$24,200/ha	\$35,000/ha	\$39,375/ha

These figures are subject to adjustment in accordance with movements in the Construction Cost Index. The figures applied at June 1997 when the Construction Cost Index was 3740.

**Explanation**

The above requirements will ensure that Clause 4.2.6 in the Scheme Statement is met.

Based on May 1995 figures and using the formula outlined in (b) above, the UDL for the northwest of Blenheim and ZDL have been calculated for each zone as:

	UDL	ZDL	Total Levy	Total & GST
Zone 1	\$33,430/ha	\$72,190/ha	\$105,620/ha	\$118,823/ha
Zone 2	\$33,430/ha	\$47,257/ha	\$80,687/ha	\$90,773/ha
Zone 3	\$33,430/ha	\$48,778/ha	\$82,208/ha	\$92,484/ha
Zone 4	\$33,430/ha	\$151,673/ha	\$185,103/ha	\$208,241/ha

The ZDL for Zone 4 includes a 50% contribution to the cost of upgrading the intersection of Rose Street and State Highway 6.

These figures will be updated annually based on Marlborough District Council cost projections, changes in interest rates, and changes in number of sections developed.

Upgrade and Zone Development Levies have not been calculated for the rezoned land on the west side of Barys Street, but will be calculated using the formula in (b) above.



# Appendix XIV

Indicative Roading Pattern  
for Land between Coleman's Road  
and Murphys Road.



1080

**APPENDIX A**

10/13/14, 10/14/14, 10/15/14, 10/16/14, 10/17/14, 10/18/14, 10/19/14, 10/20/14, 10/21/14, 10/22/14, 10/23/14, 10/24/14, 10/25/14, 10/26/14, 10/27/14, 10/28/14, 10/29/14, 10/30/14, 10/31/14, 11/1/14, 11/2/14, 11/3/14, 11/4/14, 11/5/14, 11/6/14, 11/7/14, 11/8/14, 11/9/14, 11/10/14, 11/11/14, 11/12/14, 11/13/14, 11/14/14, 11/15/14, 11/16/14, 11/17/14, 11/18/14, 11/19/14, 11/20/14, 11/21/14, 11/22/14, 11/23/14, 11/24/14, 11/25/14, 11/26/14, 11/27/14, 11/28/14, 11/29/14, 11/30/14, 12/1/14, 12/2/14, 12/3/14, 12/4/14, 12/5/14, 12/6/14, 12/7/14, 12/8/14, 12/9/14, 12/10/14, 12/11/14, 12/12/14, 12/13/14, 12/14/14, 12/15/14, 12/16/14, 12/17/14, 12/18/14, 12/19/14, 12/20/14, 12/21/14, 12/22/14, 12/23/14, 12/24/14, 12/25/14, 12/26/14, 12/27/14, 12/28/14, 12/29/14, 12/30/14, 12/31/14, 1/1/15, 1/2/15, 1/3/15, 1/4/15, 1/5/15, 1/6/15, 1/7/15, 1/8/15, 1/9/15, 1/10/15, 1/11/15, 1/12/15, 1/13/15, 1/14/15, 1/15/15, 1/16/15, 1/17/15, 1/18/15, 1/19/15, 1/20/15, 1/21/15, 1/22/15, 1/23/15, 1/24/15, 1/25/15, 1/26/15, 1/27/15, 1/28/15, 1/29/15, 1/30/15, 1/31/15, 2/1/15, 2/2/15, 2/3/15, 2/4/15, 2/5/15, 2/6/15, 2/7/15, 2/8/15, 2/9/15, 2/10/15, 2/11/15, 2/12/15, 2/13/15, 2/14/15, 2/15/15, 2/16/15, 2/17/15, 2/18/15, 2/19/15, 2/20/15, 2/21/15, 2/22/15, 2/23/15, 2/24/15, 2/25/15, 2/26/15, 2/27/15, 2/28/15, 2/29/15, 2/30/15, 3/1/15, 3/2/15, 3/3/15, 3/4/15, 3/5/15, 3/6/15, 3/7/15, 3/8/15, 3/9/15, 3/10/15, 3/11/15, 3/12/15, 3/13/15, 3/14/15, 3/15/15, 3/16/15, 3/17/15, 3/18/15, 3/19/15, 3/20/15, 3/21/15, 3/22/15, 3/23/15, 3/24/15, 3/25/15, 3/26/15, 3/27/15, 3/28/15, 3/29/15, 3/30/15, 3/31/15, 4/1/15, 4/2/15, 4/3/15, 4/4/15, 4/5/15, 4/6/15, 4/7/15, 4/8/15, 4/9/15, 4/10/15, 4/11/15, 4/12/15, 4/13/15, 4/14/15, 4/15/15, 4/16/15, 4/17/15, 4/18/15, 4/19/15, 4/20/15, 4/21/15, 4/22/15, 4/23/15, 4/24/15, 4/25/15, 4/26/15, 4/27/15, 4/28/15, 4/29/15, 4/30/15, 5/1/15, 5/2/15, 5/3/15, 5/4/15, 5/5/15, 5/6/15, 5/7/15, 5/8/15, 5/9/15, 5/10/15, 5/11/15, 5/12/15, 5/13/15, 5/14/15, 5/15/15, 5/16/15, 5/17/15, 5/18/15, 5/19/15, 5/20/15, 5/21/15, 5/22/15, 5/23/15, 5/24/15, 5/25/15, 5/26/15, 5/27/15, 5/28/15, 5/29/15, 5/30/15, 5/31/15, 6/1/15, 6/2/15, 6/3/15, 6/4/15, 6/5/15, 6/6/15, 6/7/15, 6/8/15, 6/9/15, 6/10/15, 6/11/15, 6/12/15, 6/13/15, 6/14/15, 6/15/15, 6/16/15, 6/17/15, 6/18/15, 6/19/15, 6/20/15, 6/21/15, 6/22/15, 6/23/15, 6/24/15, 6/25/15, 6/26/15, 6/27/15, 6/28/15, 6/29/15, 6/30/15, 7/1/15, 7/2/15, 7/3/15, 7/4/15, 7/5/15, 7/6/15, 7/7/15, 7/8/15, 7/9/15, 7/10/15, 7/11/15, 7/12/15, 7/13/15, 7/14/15, 7/15/15, 7/16/15, 7/17/15, 7/18/15, 7/19/15, 7/20/15, 7/21/15, 7/22/15, 7/23/15, 7/24/15, 7/25/15, 7/26/15, 7/27/15, 7/28/15, 7/29/15, 7/30/15, 7/31/15, 8/1/15, 8/2/15, 8/3/15, 8/4/15, 8/5/15, 8/6/15, 8/7/15, 8/8/15, 8/9/15, 8/10/15, 8/11/15, 8/12/15, 8/13/15, 8/14/15, 8/15/15, 8/16/15, 8/17/15, 8/18/15, 8/19/15, 8/20/15, 8/21/15, 8/22/15, 8/23/15, 8/24/15, 8/25/15, 8/26/15, 8/27/15, 8/28/15, 8/29/15, 8/30/15, 8/31/15, 9/1/15, 9/2/15, 9/3/15, 9/4/15, 9/5/15, 9/6/15, 9/7/15, 9/8/15, 9/9/15, 9/10/15, 9/11/15, 9/12/15, 9/13/15, 9/14/15, 9/15/15, 9/16/15, 9/17/15, 9/18/15, 9/19/15, 9/20/15, 9/21/15, 9/22/15, 9/23/15, 9/24/15, 9/25/15, 9/26/15, 9/27/15, 9/28/15, 9/29/15, 9/30/15, 10/1/15, 10/2/15, 10/3/15, 10/4/15, 10/5/15, 10/6/15, 10/7/15, 10/8/15, 10/9/15, 10/10/15, 10/11/15, 10/12/15, 10/13/15, 10/14/15, 10/15/15, 10/16/15, 10/17/15, 10/18/15, 10/19/15, 10/20/15, 10/21/15, 10/22/15, 10/23/15, 10/24/15, 10/25/15, 10/26/15, 10/27/15, 10/28/15, 10/29/15, 10/30/15, 10/31/15, 11/1/15, 11/2/15, 11/3/15, 11/4/15, 11/5/15, 11/6/15, 11/7/15, 11/8/15, 11/9/15, 11/10/15, 11/11/15, 11/12/15, 11/13/15, 11/14/15, 11/15/15, 11/16/15, 11/17/15, 11/18/15, 11/19/15, 11/20/15, 11/21/15, 11/22/15, 11/23/15, 11/24/15, 11/25/15, 11/26/15, 11/27/15, 11/28/15, 11/29/15, 11/30/15, 12/1/15, 12/2/15, 12/3/15, 12/4/15, 12/5/15, 12/6/15, 12/7/15, 12/8/15, 12/9/15, 12/10/15, 12/11/15, 12/12/15, 12/13/15, 12/14/15, 12/15/15, 12/16/15, 12/17/15, 12/18/15, 12/19/15, 12/20/15, 12/21/15, 12/22/15, 12/23/15, 12/24/15, 12/25/15, 12/26/15, 12/27/15, 12/28/15, 12/29/15, 12/30/15, 12/31/15, 2015

DATE	BY	REVISION
01/27/15	AK	1. Initial Review
01/27/15	AK	2. Final Review

**Northwest Blenheim**  
 Zone Areas for Financial Contribution to Provide services

ALBANY BOROUGH  
 DISTRICT COUNCIL  
 10000 50TH AVE., P.O. BOX 343  
 ALBANY, NY 12212-0343  
 T: (518) 538-3248, FAX: (518) 538-8866

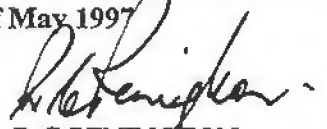
**RESOURCE MANAGEMENT ACT 1991**

**Transitional District Plan**

**Blenheim Section**

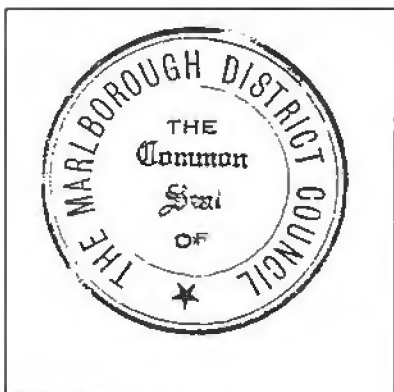
**Plan Change DP31 -Blenheim Periphery**


It is hereby certified that this a correct copy of the Change to the Transitional District Plan as approved by the Environment Court in its Consent Order dated 6<sup>th</sup> August 1997 (excluding, by direction of the Court, those matters pertaining to outstanding appeals RMA 400/96 and RMA 402/96) and as approved by resolution of the Marlborough District Council (recorded in Minute C.95/96.1000) on the 2<sup>nd</sup> day of May 1997

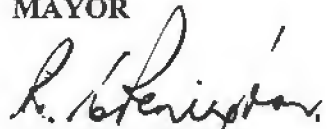
  
R C PENINGTON  
GENERAL MANAGER

The Common Seal of the Marlborough District Council was hereunto affixed

this <sup>10<sup>th</sup></sup> day of August 1997 in the presence of:



  
E I DAVIDSON  
MAYOR

  
R C PENINGTON  
GENERAL MANAGER

Date Operative  
8<sup>th</sup> September 1997

## Transitional District Plan - Marlborough Section

### Operative Date for Plan Change DP 31, "Blenheim Periphery"

#### Resource Management Act 1991

Pursuant to clause 20 of the First Schedule to the Resource Management Act 1991, the Marlborough District Council advises that -

- Having heard all submission, and
- Having outstanding appeals (being RMA 400/96 E. Grant & M. Grant, and RMA 402/96 N.Wilson & others) held over pending resolution by the Environment Court, and
- Having received a Consent from the Environment Court (dated 6<sup>th</sup> August 1997) approving all other matters and
- There being no other matters outstanding, then Council gives notice that Plan Change DP 31 "Blenheim Periphery" Policies, Rules and amendments to the Planning Maps shall be operative from the 8<sup>th</sup> September 1997.

Any enquiries should be directed to Neil Morris Tel. 578-5249.

H. VERSTEEGH  
MANAGER - REGULATORY DEPARTMENT

---

Please insert in Council's combined advertisement in the Marlborough Express:  
Thursday 28 August 1997

RECEIVED  
12 AUG 1997  
MARLBOROUGH  
DISTRICT COUNCIL

FILE NO.:	D.P. 31.
OFFICER:	F. MCRAE
COPIES TO:	
COMMENTS:	97080521

IN THE MATTER of the Resource Management  
Act 1991

AND

IN THE MATTER of an application under clause 17(2) of  
the First Schedule of the Act

BY

MARLBOROUGH DISTRICT  
COUNCIL

(RMA 474/97)

Applicant

BEFORE THE ENVIRONMENT COURT

Her Honour Judge Kenderdine sitting alone pursuant to section 279 of the Act

IN CHAMBERS at WELLINGTON

CONSENT TO APPLICATION TO APPROVE PART OF A PROPOSED PLAN  
CHANGE FOR RESIDENTIAL ZONE AT BLENHEIM PERIPHERY

HAVING READ the notices of reference AND UPON CONSIDERING the Notice of Motion for Consent to Approve Part of a Proposed Plan Change and the affidavit of James Fraser McRae, Senior Resource Planner for the Marlborough District Council filed in support of the application AND UPON CONSIDERING all supporting documentation THE ENVIRONMENT COURT HEREBY CONSENTS as follows:

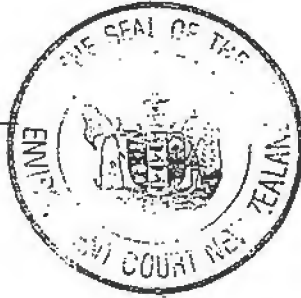
1. The part of the Plan Change DP 31 attached to this order marked Appendix A has not been subject to any appeals as to the extent to which it has been approved by the Marlborough District Council. Accordingly, to that extent, it is approved in part and may be made operative by the Marlborough District Council with the consent of this Court.



2. Two appeals to the Environment Court (RMA 400/96 and RMA 402/96) remain outstanding by E Grant and M Grant, and NJ & LK Wilson and others, seeking an extension of the area to be incorporated within the Residential 2 (Blenheim Section) zoning proposed under the Plan Change. The Zone Statement, Concept Plans and Rules are notated where the appeals may lead to them being increased in terms of boundaries of the zone, if the appeals are allowed.

DATED at WELLINGTON this 6<sup>th</sup> day of August 1997






*S.E. Kenderdine*  
S E Kenderdine  
Environment Judge





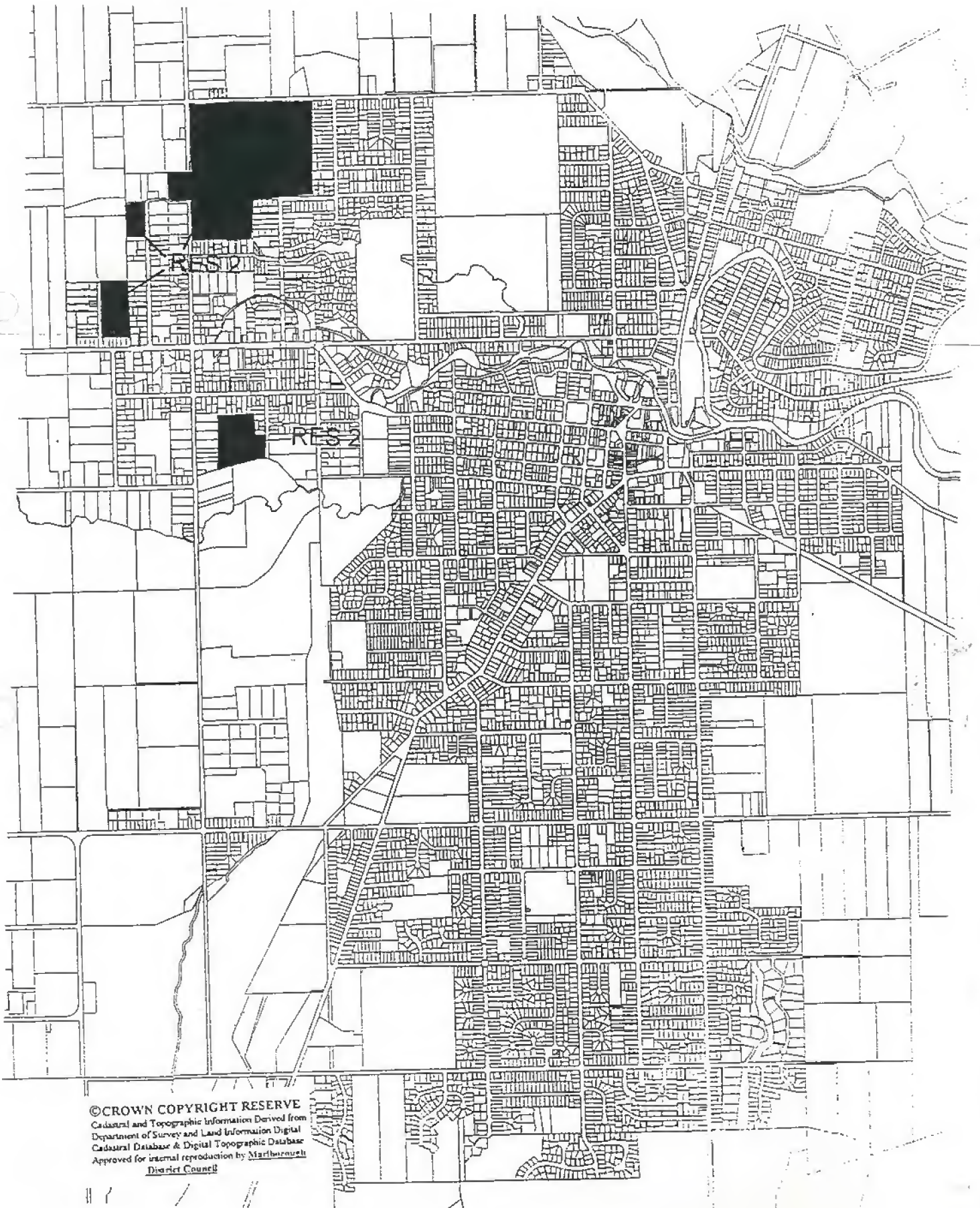


Proposed Additions to Residential Zoning - Blenheim Periphery Plan Change

-  Residential 2 Zoning - Development deferred until bulk sewerage, stormwater and water supply services are supplied
-  Designation - MEPB Depot and Substation, Underlying Zoning Residential 2
-  Designation - Proposed Recreation Reserve Underlying Zoning Residential 2
-  Residential 2 Zoning
-  Cadastre



# Proposed Additions to Residential Zoning Blenheim Periphery Plan Change

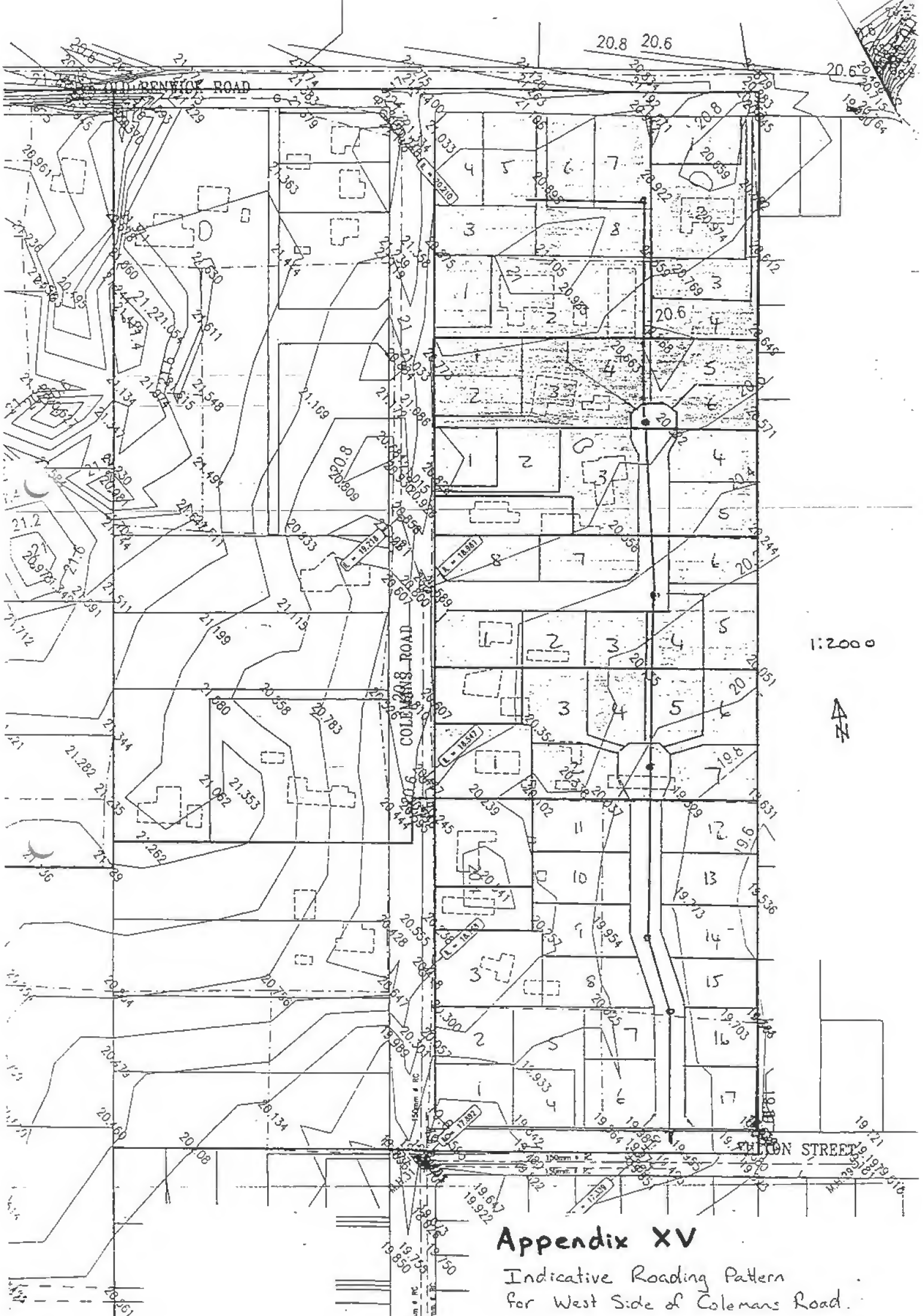






# Appendix XIV

Indicative Roading Pattern  
for Land between Coleman's Road  
and Murphys Road.



### Appendix XV

Indicative Roading Pattern  
for West Side of Coleman's Road.

